Proposed Lower Hutt District Plan 2025

Summary of Decisions Requested

Ordered by Submission Number

10 July 2025

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Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Sheehan	1	1	Does not relate to text or maps of the plan	None	Other/Not stated	Not stated, see original submission for details	Adequacy of carparking, parking demand from multi-unit developments, parking demand from social housing, e-bikes not a substitute for parking
Kulbhushan Joshi	2	1	Maps - Zoning / Residential	Medium Density Residential Zone - 3 Hastings Grove, Wainuiomata	Support	Retain Medium Density Residential Zone for 3 Hastings Grove, Wainuiomata	Hill Residential Area and Large Lot Residential Zone do not reflect the area's character. Lack of constraints on development - refer to original submission for full reasons.
Kulbhushan Joshi	2	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 3 Hastings Grove, Wainuiomata	Oppose	Remove Flood Hazard Overlay from 3 Hastings Grove, Wainuiomata	None given
Kulbhushan Joshi	2	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 3 Hastings Grove, Wainuiomata	Oppose in part	Remove Slope Assessment Overlay from 3 Hastings Grove, Wainuiomata	None given
Rohan Kulkarni	3	9	Maps - Zoning / Residential	Medium Density Residential Zone - 1/48 and 2/48 Stanley Street	Support	Retain Medium Density Residential Zone on 1/48 and 2/48 Stanley Street	Land suitable for development, established suburban area, access to transport
Rohan Kulkarni	3	10a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays - 1/48 and 2/48 Stanley Street	Oppose in part	Remove all Flood Hazard Overlays from 1/48 and 2/48 Stanley Street	None given
Rohan Kulkarni	3	10b	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays - 52N Stanley Street (part)	Oppose in part	Remove all Flood Hazard Overlays from identified part of 52N Stanley Street (see original submission for specific area)	None given
Rohan Kulkarni	3	11a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 1/48 and 2/48 Stanley Street	Oppose in part	Remove Slope Assessment Overlay from 1/48 and 2/48 Stanley Street	None given
Rohan Kulkarni	3	11b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 52N Stanley Street (part)	Oppose in part	Remove Slope Assessment Overlay from identified part of 52N Stanley Street (see original submission for specific area)	None given
Rohan Kulkarni	3	12	Maps - Zoning / Moves between categories	Natural Open Space Zone - 52N Stanley Street (part)	Oppose in part	Rezone identified part of 52N Stanley Street to Medium Density Residential Zone (see original submission for specific area)	Council has indicated it wants to sell the site, land suitable for housing, reserve status expected to be removed, land values, cost of development
Rohan Kulkarni	3	13	WRC - Wellington Regional Council	Notice of Requirement WRC 13 - 52N Stanley Street (part)	Oppose in part	Remove designation from identified part of 52N Stanley Street (see original submission for specific area)	Council has indicated it wants to sell the site, land suitable for housing, reserve status expected to be removed, land values, cost of development
Prime Contracting Services	4	1	Maps - Zoning / Moves between categories	Rural Lifestyle Zone - 118C Upper Fitzherbert Road, Wainuiomata	Multiple	Rezone to Medium Density Residential Zone or Rezone to Large Lot Residential Zone	Current future proofed infrastructure on site and fast approaching developments. Have spoken to neighbours and they are in agreement.
Seyedomid Zoie	5	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 20 Thomson Grove, Stokes Valley	Oppose in part	Remove 20 Thomson Grove, Stokes Valley from the Slope Assessment Overlay	No evidence of previous instability, consistency with similar properties nearby, compliance costs, delays from resource consents, market value of property, harder to sell property, insurance premiums, harder to borrow on property, restrictions on development, see original submission for full reasons.

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Seyedomid Zoie	5	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 20 Thomson Grove, Stokes Valley	Other/Not stated	Seeks "that council provide an alternative means of reassessment that does not require an out-of-pocket expense for property owners like myself"	No evidence of previous instability, consistency with similar properties nearby, compliance costs, delays from resource consents, market value of property, harder to sell property, insurance premiums, harder to borrow on property, restrictions on development, see original submission for full reasons.
Jarred Gustafson and Paula Gentle	6	1	NH - Natural Hazards	Introduction - Table	Oppose	Remove Slope Assessment Overlay from the plan	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.
Jarred Gustafson and Paula Gentle	6	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Remove Slope Assessment Overlay from the plan	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.
Jarred Gustafson and Paula Gentle	6	3	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Oppose	Delete policy	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jarred Gustafson and Paula Gentle	6	4	SUB - Subdivision	SUB-R20	Oppose	Delete rule	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.
Jarred Gustafson and Paula Gentle	6	5	Definitions	Medium Hazard Overlay	Support in part	Amend to remove "d. Slope Assessment Area" from definition	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.
Jarred Gustafson and Paula Gentle	6	6a	EW - Earthworks	EW-P8	Oppose	Delete policy	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.
Jarred Gustafson and Paula Gentle	6	6b	EW - Earthworks	EW-R8	Oppose	Delete rule	Adequacy of modelling, compliance costs, accuracy and precision of maps, procedural fairness (in general / compared to council land), complexity, will not improve safety or environmental outcomes, insurance cost, uncertainty, difficulty of selling property, not site-specific, duplicates existing regulations, economic efficiency and inefficient land use, issue can be managed at building consent / resource consent stage, conflict with central government Regulatory Strategy. Extensive further reasons, see original submission for details.
Jarred Gustafson and Paula Gentle	6	18c	NH - Natural Hazards	Natural hazard generally	Other/Not stated	Seeks that Council "Conduct site-specific assessments before imposing any future land-use restrictions"	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mark Gunkel and Evangeline Gunkel	7	1a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that Council should be required to conduct site-specific assessment, or offer them where requested, and that the mapping of the overlay should be revised accordingly. (Refer to original submission)	Considers that "Our property's classification is based on computer modelling, not a property-specific site assessment. We request clarification on the accuracy and appropriateness of the designation."
Mark Gunkel and Evangeline Gunkel	7	1b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks that Council should be required to conduct site-specific assessment, or offer them where requested, and that the mapping of the overlay should be revised accordingly. (Refer to original submission)	Considers that "Our property's classification is based on computer modelling, not a property-specific site assessment. We request clarification on the accuracy and appropriateness of the designation."
Mark Gunkel and Evangeline Gunkel	7	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that assessment criteria and margins of error applied when determining flood risk is published, and that owners can challenge assessments through independent assessments. (Refer to original submission)	Considers that "It is unclear what thresholds or criteria determined inclusion in the high hazard area, and what margin of error exists in the modelling. "
Mark Gunkel and Evangeline Gunkel	7	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks allowance for property owners to commission independent geotechnical assessments to contest or refine inclusion in overlay. (Refer to original submission)	Considers that "No property-specific risk assessment has been conducted; designation is based solely on a generalised model."
Mark Gunkel and Evangeline Gunkel	7	4	NH - Natural Hazards	n/a	Other/Not stated	No relief specific to the PDP sought in relation to this point. Requests Council conduct and release economic assessments of the effects of hazard classifications on property owners. (Refer to original submission).	Considers that "Council has not assessed the potential financial impacts (e.g., property values, insurance, mortgage obligations) of hazard designations on affected property owners. "
Mark Gunkel and Evangeline Gunkel	7	5	NH - Natural Hazards	Resource consent requirements	Oppose in part	Seeks streamlined resource consent processes for low-risk cases. Also seeks a guide outlining when consent is required. (Refer to original submission).	Considers that "The requirement for resource consent for extensions or new dwellings within the overlay creates uncertainty and a potential financial burden."
Mark Gunkel and Evangeline Gunkel	7	6	Maps - Natural and Coastal Hazard Overlays	Unclear	Other/Not stated	Seeks a tiered hazard classification system (e.g., low, medium, high) with corresponding different consent thresholds and requirements. (Refer to original submission)	Considers that "The mapping currently does not distinguish between different levels of hazard risk (e.g., low, medium, high)."
Mark Gunkel and Evangeline Gunkel	7	7	NH - Natural Hazards	None	Other/Not stated	No relief specific to the PDP sought in relation to this point. Requests future natural hazard assessments are undertaken on a rolling basis, or at shorter intervals (every 10 years). (Refer to original submission)	Considers that "The timing of this review, considering the property was built in 1995, appears delayed and inconsistent with changes in risk management best practice."
Jay Daley	8	1	Maps - Natural Environment Values Overlays	High Coastal Natural Character Area - 10A Moana Road	Oppose in part	Amend the Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area that covers 10A Moana Road and nearby properties, to exclude the large area of pine trees (see submission for photo).	Pine trees should be regarded as a pest. Wellington Regional Council has a long term strategy to eradicate pine trees. This area should not be of "Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area"
Jay Daley	8	2	SCHED5 - Coastal Natural Character Areas	High Coastal Natural Character Area, 10A Moana Road	Oppose in part	Amend the Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area that covers 10A Moana Road and nearby properties, to exclude the large area of pine trees (see submission for photo).	Pine trees should be regarded as a pest. Wellington Regional Council has a long term strategy to eradicate pine trees. This area should not be of "Outstanding Natural Feature, Outstanding Natural Landscape or Coastal Natural Character Area"

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Jay Daley	8	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Seeks that the entire assessment of what is to be covered by a "Slope Assessment Overlay" should be withdrawn	The map appears to have been generated from poor quality data and no visual inspection. Without any visual inspection, as there are multiple large areas within it, the property and those nearby that are almost completely flat. There have not been any slips recorded on the hill behind the property nor on any nearby properties.
Jay Daley	8	4	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Amend the slope assessment overlay using an evidenced-based assessment, supported by visual inspection, should be carried out to determine where the real risk areas are.	The map appears to have been generated from poor quality data and no visual inspection. Without any visual inspection, as there are multiple large areas within it, the property and those nearby that are almost completely flat. There have not been any slips recorded on the hill behind the property nor on any nearby properties.
Teh Meng Hing	9	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks the creation of an appeal process for home owners to provide independent geotechnical evidence to challenge property classification.	The classification is based on general modelling, not site-specific data, shifting the burden to homeowners, This contradicts RMA Section 32, which requires a thorough cost benefit analysis.
Teh Meng Hing	9	2a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Conduct an independent market impact assessment	The overlay may significantly lower property values without any mitigation for affected homeowners, Under LGA Section 82, the Council must properly assess economic impacts before implementing such classifications.
Teh Meng Hing	9	2b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks the provision support for affected homeowners, such as assistance with geotechnical reports.	The overlay may significantly lower property values without any mitigation for affected homeowners. Under LGA Section 82, the Council must properly assess economic impacts before implementing such classifications.
Teh Meng Hing	9	3a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks that council work with insurers and lenders to ensure fair treatment for homeowners.	Many insurers and banks may restrict coverage or financing based on the overlay, making it harder to insure or sell properties. RMA Section 74 requires councils to consider practical consequences of zoning changes.
Teh Meng Hing	9	3b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Provide written clarification on what this classification actually means for risk.	Many insurers and banks may restrict coverage or financing based on the overlay, making it harder to insure or sell properties. RMA Section 74 requires councils to consider practical consequences of zoning changes.
Teh Meng Hing	9	4	NH - Natural Hazards	Slope Assessment Overlay	Oppose in part	Seeeks to clearly define how the overlay interacts with MRZ zoning.	This classification could conflict with Medium Density Residential Zone (MRZ) provisions, making it unclear whether affected homeowners can still develop under intensification policies.
Teh Meng Hing	9	5	MRZ - Medium Density Residential Zone	Slope Assessment Overlay	Oppose in part	Seeks to clearly define on how the overlay interacts with MRZ zoning.	This classification could conflict with Medium Density Residential Zone (MRZ) provisions, making it unclear whether affected homeowners can still develop under intensification policies.

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Teh Meng Hing	9	6	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Amend to allow exemptions or case-by case reviews if restrictions apply to properties as a result of the overlay	This classification could conflict with Medium Density Residential Zone (MRZ) provisions, making it unclear whether affected homeowners can still develop under intensification policies.
Teh Meng Hing	9	7	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks to create an exemption for minor renovations and landscaping that does not significantly impact slope stability.	Homeowners will face extra costs and barriers for simple renovations due to unclear guidelines. This contradicts RMA principles of efficient land use.
Teh Meng Hing	9	8	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks the provision of clear guidelines on what does or does not require consent.	Homeowners will face extra costs and barriers for simple renovations due to unclear guidelines. This contradicts RMA principles of efficient land use.
Teh Meng Hing	9	9	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks the provision of resources and financial support, including subsidized geotechnical assessments for homeowners forced to prove stability.	There is no guidance or financial assistance for affected homeowners LGA Section 82 requires fair treatment of affected parties.
Judy Ryan	10	1a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 19A Mulberry Street, Maungaraki	Oppose in part	Remove the Slope Assessment Overlay from 19A Mulberry Street, Maungaraki	The back unit (19B Mulberry Street) is the only unit which has a bank and could be subjected to the slip. Map is arbitrary map, needs specialist validation. The current overlay is inaccurate and does not reflect the actual topography. It could therefore result in unwanted outcomes. The map may have significant impact on insurance and property value. (refer to original submission)
Judy Ryan	10	1b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 19A Mulberry Street, Maungaraki	Oppose in part	Seeks the outcome that the District Plan reflects 19A Mulberry Street, Maungaraki is safe from slips	The back unit (19B Mulberry Street) is the only unit which has a bank and could be subjected to the slip. Map is arbitrary map, needs specialist validation. The current overlay is inaccurate and does not reflect the actual topography. It could therefore result in unwanted outcomes. The map may have significant impact on insurance and property value. (refer to original submission)
Judy Ryan	10	1c	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 19A Mulberry Street, Maungaraki	Oppose in part	Seeks that 19A Mulberry Street is reassessed, in particular the area that is highlighted in red that the submitter does not consider to be a slope at the side or front of the unit at 19A Mulberry St.	The back unit (19B Mulberry Street) is the only unit which has a bank and could be subjected to the slip. Map is arbitrary map, needs specialist validation. The current overlay is inaccurate and does not reflect the actual topography. It could therefore result in unwanted outcomes. The map may have significant impact on insurance and property value. (refer to original submission)
Tom Brodie	11	1	Maps - Natural and Coastal Hazard Overlays	All natural hazards - 438 Muritai Road	Oppose	Seeks that any reference to natural hazards at 438 Muritai Road, Eastbourne are removed from the district plan	There is no known historical or current natural hazard risk associated with the property. There were no natural hazards identified or indicated in 1978
Tom Brodie	11	2	SASM - Sites and Areas of Significance to Māori	Pito One Precinct - Category 2	Oppose	Seeks, in reference to 83 The Esplanade, Petone, that no reference to Māori is registered in any form or any record regarding the property and its title	It is privately owned and lease. Whether Māori dead or alive think it has any significance is immaterial It has no bearing on the ownership or future use or occupation

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Lyal Earle	12	1	SUB - Subdivision	SUB-S1.5	Support	Retain SUB-S1.5 as notified	Efficient use of rural lifestyle land, amenity of RLZ, environmental of lots (smaller than 1ha), aligns with approach of other regions. (refer to original submission for full reasons)
Lyle Earle	12	2	RLZ - Rural Lifestyle Zone	Whole chapter	Support	Retain RLZ - Rural Lifestyle Zone Chapter as notified	Adequately addresses all issues relating to the RLZ
Julia Neuhof	13	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 60 Pokohiwi Road	Oppose	Remove the slope assessment overlay from 60 Pokohiwi Road, Normandale	The property is flat and located at least 20 metres away from the nearest slope.
Mark Struthers	15	1	Hazards and Risks	Entire chapter	Support in part	Seeks that the man-made environment environmental risks (whether it be flooding, landslip, subsidence, fire etc) are separated from natural risks in the GIS modelling.	Separation would better indicate to asset owners when their assets are a risk to others property, to encourage improvement of those assets. Supports discouragement of intensification in high-risk natural flooding areas, but does not support flood modelling including man made council assets. 161N Wainuiomata Road drainage ditch given as example - see original submission for full reasons.
Jason Westerby	16	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 55 Laings Road	Oppose in part	Seeks that Flood Hazard Overlays for 55 Laings Road are reviewed and corrected. (Refer to original submission).	Accuracy of flood modelling - topography of property relative to surrounding area Impacts on insurance and property values Refer to original submission for full reasons
Lisa Bowker	17	1	Maps - Natural and Coastal Hazard Overlays	All natural hazards - 438 Muritai Road	Oppose	Seeks that any reference to natural hazards at 438 Muritai Road, Eastbourne are removed from the district plan	There is no known historical or current natural hazard risk associated with the property. There were no natural hazards identified or indicated in 1978
Lisa Bowker	17	2	SASM - Sites and Areas of Significance to Māori	Pito One Precinct - Category 2	Oppose	Seeks, in reference to 83 The Esplanade, Petone, that no reference to Māori is registered in any form or any record regarding the property and its title	It is privately owned and leased Whether Māori dead or alive think it has any significance is immaterial It has no bearing on the ownership or future use or occupation
Jason Hall	18	1	SCHED1 - Heritage Buildings and Structures	H134 - 2 Bridge Street, Lower Hutt	Oppose	Delete provision H134 2 Bridge St from the proposed heritage building and structures list	The listing of heritage buildings should not be mandatory The property owner should have a choice
Terry Strickland and Mary Strickland	19	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 18 Thomson Grove, Stokes Valley	Oppose	Remove the Slope Assessment Overlay from 18 Thomson Grove, Stokes Valley	No Historical Evidence of Slope Instability Financial Hardship Negative Impact on Property Value and Insurance Premiums Unnecessary Restrictions on Future Development Refer to original submission for full reasons
Mark Manze	20	1	Maps - Zoning / Residential	High Density Residential Zone - Melling	Oppose in part	Rezone Melling as a low-density residential area.	Not suitable for High Density Residential Zone due to presence of high natural hazards - refer to original submission for full reasons.
Dean Tredrea and Rennie Tredrea	21	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 2 Bledisloe Crescent, Wainuiomata	Oppose in part	Remove 2 Bledisloe Cresent, Wainuiomata from the Slope Assessment Overlay (inferred - refer to original submission)	Section not steep enough for a landslide

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Eli Gilfedder	22	1	Maps - SASMs	Whiorau-Lowry Bay (category 2)	Oppose in part	Remove SASM where identified in relation to harvesting of Whio (Blue Duck) or reduce to the immediately relevant area, one which does not impact on people's homes and livelihoods.	Oppose notion that cultural groups maintain control and bearing over the development of land. Limits use of land and has potential to significantly impact property values. Relevance of SASM description relating to Blue Duck (Whio) habitat to locality Associations with Waiwhetū and Hikoikoi Pā rather ambiguous and far-reaching - refer to original submission for full reasons.
Eli Gilfedder	22	2	Maps - SASMs	Whiorau-Lowry Bay (category 2)	Oppose in part	Remove SASM where identified in relation to cultivations associated with Waiwhetū and Hikoikoi Pā.	Oppose notion that a Pā situated Waiwhetū and Hikoikoi Pā extend to such a degree to empower cultural groups with rights over property owner's use of land - refer to original submission for full reasons.
Eli Gilfedder	22	3	Maps - SASMs	Whiorau-Lowry Bay (category 2)	Neutral	None - in relation to where shoreline and bay are included in the SASM	Low impact on people and place Importance of managing shoreline resources
Eli Gilfedder	22	4	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 114 Cheviot Road	Oppose in part	Seeks that Slope Assessment Overlay is identified on a more selective basis. (Refer to original submission).	Topography and modification of property and adjacent sites - refer to original submission for full reasons
Ron Muir	23	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 131 Park Road, Belmont	Oppose in part	Seeks that the elevated risk zone is redefined to be clear of the dwelling at 133 Park Road Belmont	The northern half of the section (where the dwelling is located) is very near the gently rounded crest of a natural ridge line (that Park Road runs down) and is not at all vulnerable to slope instability. HCC LIDAR detailed contour mapping should confirm this assessment.
Barry Godfrey	24	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 7 Winifred Way, Belmont	Oppose in part	Remove Slope Assessment Overlay from 7 Winifred Way, Belmont	Previous site specific geotechnical investigation
Richard Kemp and Honor Kemp	25	1	Maps - Natural and Coastal Hazard Overlays	Natural Hazards Overlays - 226 Marine Drive	Oppose in part	Seeks that 226 Marine Drive, Lowry Bay is not identified as being subject to any significant risks from natural hazards (inferred - refer to original submission)	House has high seismic resilience, Property isn't near any streams, banks, slopes. There has never been any liquefaction, subsidence or damage from earthquakes. The property is protected by a brick wall and sea wall protecting it against storms, waves and coastal erosion. Disclosures of perceived hazards impacts insurance
Richard Kemp and Honor Kemp	25	2	SASM - Sites and Areas of Significance to Māori	Whole chapter	Oppose in part	Seeks that SASM provisions are applied to public land only or not at all	Evidence base for Whiorau-Lowry Bay SASM, including in references to Whio (Blue Ducks), cropping and fishing Degree of control is not proportional to the identified values of SASM Underlying principle of mapping culture heritage from 1850 is flawed Refer to original submission for full reasons
Steve Moore	26	1	SCHED1 - Heritage Buildings and Structures	H129 - 27 Military Road, Boulcott	Oppose	Delete H129 - 27 Military Road from SCHED1 (inferred as relating to listed item #H129)	The building on this site was demolished early 2022. So does not have historic heritage value and does not need to be protected in the plan.
Damon Smith	27	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 99 Oroua Street	Oppose in part	Seeks that flood risk modelling is updated and Flood Hazard Overlay for 99 Oroua Street is re-classified as Low Flood Hazard only. (Refer to original submission).	Accuracy of flood modelling

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Damon Smith	27	2	Does not relate to text or maps of the plan	None	Amend	Seeks that Wellington Water flooding event database is corrected (refer to original submission).	Flooding event database has inaccuracies (refer to original submission for full reasons).
Northe Street Partnerships	28	1	Maps - Zoning / Residential	Medium Density Residential Zone - 70 Maungaraki Road	Support	Retain zoning as notified	It is surrounding by land already zoned Medium Density Residential, can support additional housing, and not subject to significant natural hazards, will aid in meeting projected housing demand. (refer to original submission for full reasons)
DMAC Homes Limited trading as Friday Homes	29	1	Maps - Zoning / Residential	Medium Density Residential Zone - 30 Pencarrow Crescent	Support	Retain zoning as notified	Is surrounded by land already in the MDRZ, is able to support additional housing, is not subject to significant natural hazards, helps meet urban growth targets, aids in meeting projected housing demand.
DMAC Homes Limited trading as Friday Homes	29	2	GRUZ - General Rural Zone	Introduction	Amend	Seeks that the chapter introduction is amended to remove references to the Highly Productive Land Overlay	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
DMAC Homes Limited trading as Friday Homes	29	3	GRUZ - General Rural Zone	GRUZ-HPLO-O1 (Protection of highly productive land in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-O1.	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
DMAC Homes Limited trading as Friday Homes	29	4	GRUZ - General Rural Zone	GRUZ-HPLO-P1 (Existing activities in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-P1	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
DMAC Homes Limited trading as Friday Homes	29	5	GRUZ - General Rural Zone	GRUZ-HPLO-P2 (Activities in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-P2	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
DMAC Homes Limited trading as Friday Homes	29	6	GRUZ - General Rural Zone	GRUZ-HPLO-R1 (Construction of new buildings and structures and alterations and additions to existing buildings and structures in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-R1	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
DMAC Homes Limited trading as Friday Homes	29	7	GRUZ - General Rural Zone	GRUZ-HPLO-R2 (Land use activities in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-R2	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
DMAC Homes Limited trading as Friday Homes	29	8	SUB - Subdivision	SUB-P11 (Subdivision in rural zones)	Oppose	Amend policy to delete clause (2)	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within HCC, -HPL on the site are isolated and geographically separated from other area of HPL, No requirement to introduce HPL mapping in advance of GWRC .
DMAC Homes Limited trading as Friday Homes	29	9	SUB - Subdivision	SUB-P23 (Subdivision of highly productive land)	Oppose	Delete SUB-P23	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within HCC, -HPL on the site are isolated and geographically separated from other area of HPL, No requirement to introduce HPL mapping in advance of GWRC .
DMAC Homes Limited trading as Friday Homes	29	10	SUB - Subdivision	SUB-R22 (Subdivision of land within the Highly Productive Land Overlay)	Oppose	Delete SUB-R22	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within HCC, -HPL on the site are isolated and geographically separated from other area of HPL, No requirement to introduce HPL mapping in advance of GWRC .
David Skelly and Caroline Skelley	30	1	Maps - Zoning / Open Space	Natural Open Space Zone - 1A Mackenzie Road	Oppose in part	Rezone 1A Mackenzie Road as Medium Density Residential Zone	Private land, adjoining land medium density residential zone, Natural Open space rules too restrictive. Requested relief consistent with approach applied under PC56 to give effect to NPSUD. Refer to the NPSUD. Refer to original submission for full reasons.
David Skelly and Caroline Skelley	30	2	Maps - Specific Height Control Overlay	18m Height Control Overlay	Oppose in part	Seeks that the site is included within the 18m Height Control Overlay	Requested relief consistent with approach applied under PC56 to give effect to NPSUD. Refer to the NPSUD. Refer to original submission for full reasons.
Winstone Wallboards Limited	31	01	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 147 Gracefield Road	Support	Retain Heavy Industrial Zone for 147 Gracefield Road	Surrounding uses, reverse sensitivity, flexibility for redevelopment
Winstone Wallboards Limited	31	02	HIZ - Heavy Industrial Zone	HIZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reverse sensitivity
Winstone Wallboards Limited	31	03	HIZ - Heavy Industrial Zone	HIZ-O2 (Activities in the zone)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission

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Winstone Wallboards Limited	31	04	HIZ - Heavy Industrial Zone	HIZ-O3 (Provision of industrial spaces)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
Winstone Wallboards Limited	31	05	HIZ - Heavy Industrial Zone	HIZ-O4 (Planned character and planned urban built environment of the zone)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
Winstone Wallboards Limited	31	06	HIZ - Heavy Industrial Zone	HIZ-O5 (Planned character - main through routes)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
Winstone Wallboards Limited	31	07	HIZ - Heavy Industrial Zone	HIZ-O6 (Adverse effects)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
Winstone Wallboards Limited	31	08	HIZ - Heavy Industrial Zone	HIZ-P1 (Enabled activities)	Support	Retain policy HIZ-P1 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	09	HIZ - Heavy Industrial Zone	HIZ-P2 (Residential activities and other activities sensitive to industry)	Support	Retain policy HIZ-P2 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	10	HIZ - Heavy Industrial Zone	HIZ-P3 (Other incompatible or potentially incompatible activities)	Support	Retain policy HIZ-P3 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	11	HIZ - Heavy Industrial Zone	HIZ-P4 (Existing activities)	Support	Retain policy HIZ-P4 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	12	HIZ - Heavy Industrial Zone	HIZ-P5 (Role in network of commercial and industrial areas)	Support	Retain policy HIZ-P5 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	13	HIZ - Heavy Industrial Zone	HIZ-P6 (Support of centres hierarchy)	Support	Retain policy HIZ-P6 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	14	HIZ - Heavy Industrial Zone	HIZ-P7 (Development capacity)	Support	Retain policy HIZ-P7 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	15	HIZ - Heavy Industrial Zone	HIZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support	Retain policy HIZ-P8 as notified	Clarity of managing effects, reverse sensitivity

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Winstone Wallboards Limited	31	16	HIZ - Heavy Industrial Zone	HIZ-P9 (Urban design outcomes (other than industrial activities and research activities))	Support	Retain policy HIZ-P9 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	17	HIZ - Heavy Industrial Zone	HIZ-P10 (Urban design outcomes (exclusions))	Support	Retain policy HIZ-P10 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	18	HIZ - Heavy Industrial Zone	HIZ-P11 (Managing adverse effects at zone interfaces)	Support	Retain policy HIZ-P11 as notified	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	19	HIZ - Heavy Industrial Zone	HIZ-P12 [HCC note - no such policy in the plan]	Support	Retain policy HIZ-P12 as notified [HCC note - no such policy in the plan]	Clarity of managing effects, reverse sensitivity
Winstone Wallboards Limited	31	20	HIZ - Heavy Industrial Zone	HIZ-R17 (Heavy industrial activities)	Oppose in part	Amend rule to a controlled activity with matters of control " i. Amenity values outside the Industrial Zones, ii. Health and safety beyond the site, iii. The management of dust and odour."	Inconsistency with objectives and policies to provide for heavy industrial activities, uncertainty
Winstone Wallboards Limited	31	21	HIZ - Heavy Industrial Zone	HIZ-S1 (Height)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	22	HIZ - Heavy Industrial Zone	HIZ-S2 (Height in relation to boundary - Adjoining zones)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	23	HIZ - Heavy Industrial Zone	HIZ-S3 (Height in relation to boundary - Owhiti Urupā)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	24	HIZ - Heavy Industrial Zone	HIZ-S4 (Setbacks - Adjoining zones)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	25	HIZ - Heavy Industrial Zone	HIZ-S5 (Setbacks - Owhiti Urupā)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	26	HIZ - Heavy Industrial Zone	HIZ-S6 (Overlooking - Adjoining zones)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Wallboards Limited	31	27	HIZ - Heavy Industrial Zone	HIZ-S7 (Landscaping)	Support	Retain standard as notified	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	28	HIZ - Heavy Industrial Zone	HIZ-S8 [HCC note - no such standard in the plan]	Support	Retain standard as notified [HCC note - no such standard in plan]	considers the standards provide for adequate certainty to ensure permitted activity status can be achieved.
Winstone Wallboards Limited	31	29	HS - Hazardous Substances	HS-R1 (Additions or alterations to existing significant hazardous facilities)	Multiple	Seeks to clarify how risk profile is determined and what change in risk profile would trigger consent Or alternate relief Delete conditions from rule (so always permitted)	Unclear how risk profile determined, rule is subjective
Winstone Wallboards Limited	31	30	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	For NH-R9.3 - All zones except for General Industrial Zone in Seaview, Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Seaview, Seaview Marina Zone: Seeks to change activity status to restricted discretionary and align matters of discretion with NH-R9.2	Provide more certainty for existing activities seeking expansion, consistency with NH-R11
Silverstream Park Christian Centre	32	1	Maps - Zoning / Residential	Large Lot Residential Zone - 320 Eastern Hutt Road	Oppose in part	Rezone to Medium Density Residential Zone	Existing urban context Potential development yield, access to services and infrastructure Aid in meeting projected housing demand
Silverstream Park Christian Centre	32	2	Maps - Zoning / Residential	Large Lot Residential Zone - 3 and 5 Reynolds Bach Drive	Multiple	Supports rezoning from Passive Recreation in the ODP into a residential zone, Rezone to Medium Density Residential Zone	Acknowledges LLRZ is more reflective of use of land than ODP zoning Existing urban context Potential development yield, access to services and infrastructure Aid in meeting projected housing demand
Silverstream Park Christian Centre	32	3	Maps - Zoning / Rural	General Rural Zone - Sections 1-5 SO 461420	Multiple	Supports rezoning from Passive Recreation in the ODP, Rezone to Large Lot Residential Zone	Acknowledges GRZ is more reflective of use of land than ODP zoning Existing urban context Potential development yield, access to services, infrastructure constraints Not visually prominent, or having scenic or landscape values characteristic of GRZ Aid in meeting projected housing demand Not constrained by reverse sensitivity
Silverstream Park Christian Centre	32	4	Maps - Zoning / Open Space	Natural Open Space Zone - 95 Kingsley Street	Oppose in part	Remove all zoning, or Rezone to Medium Density Residential Zone	HCC land used as road but not road reserve Not characteristic of proposed zoning Zoning will constrain ability to provide access
Silverstream Park Christian Centre	32	5	Maps - Precincts	Silverstream Retreat Precinct	Support in part	Amend Silverstream Retreat Precinct extent to include 3 and 5 Reynolds Bach Drive	Land is integral to activities provided for in precinct

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Silverstream Park Christian Centre	32	6	Maps - SASMs	Pā Pariharo (category 3)	Oppose in part	Remove SASM overlay from 320 Eastern Hutt Road	Evidence base supporting identification of SASM Modification of environment None utilisation of first right of refusal purchasing rights, suggests lack of significance Duplication of archaeological authority process
Neil Blackie	33	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Support in part	Seeks that the Slope Assessment Overlay differentiates between moderate and high slope failure susceptibility.	Misleading, affects property values and insurance premiums, No geotechnical survey foundation. Not specific to any property. Specific geotechnical advice already required prior to any building or development approval. It could be available as a hazard mapping resource without being included in the District Plan, no rules associated with the overlay. the purpose is not sufficiently clear. All marked areas could be marked as being of high risk of slope failure which is not a fair result. (Refer to original submission for full reasons)
Neil Blackie	33	2	NH - Natural Hazards	Slope Assessment Overlay	Support in part	Seeks that the District Plan includes wording that the Slope Assessment Overlay is not provided for the purpose of property valuations or setting or reviewing of insurance premiums (refer to original submission)	Misleading, affects property values and insurance premiums, No geotechnical survey foundation. Not specific to any property. Specific geotechnical advice already required prior to any building or development approval. It could be available as a hazard mapping resource without being included in the District Plan, no rules associated with the overlay. the purpose is not sufficiently clear. (Refer to original submission for full reasons)
Stephen Flaunty	34	11a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays - 121 Waterloo Road, Hutt Central	Oppose	Remove the Flood Hazard Overlays from 121 Waterloo Road	Mapping does not reflect drainage on land, experience living on site, accuracy of modelling, nature of land as a tennis court
Stephen Flaunty	34	11b	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose in part	Remove the 'avoid' policy from NH-P9 in relation to the High Flood Hazard Overlay.	Considers that "new subdivision and development can occur in these areas safely with appropriate mitigation being provided. Furthermore, the high flood hazard mapping does not sufficiently account for site-specific context such as changed ground levels from natural ground (e.g. a tennis court) and drainage or other mitigation measures that may already be in place."
A Investment Company Ltd	35	5	Maps - Zoning / Moves between categories	Light Industrial Zone - Avalon	Oppose	Rezone the area identified in the ODP as Avalon Business Activity Area to Mixed Use Zone	better reflects evolving use and development, allowance for adaptive reuse, residential already consented, lack of demand for industrial, reflect current and future use of land, would still enable light industry, enables greater range of functions on land, reflects existing residential use, compatibility with surrounding residential use, regional consistency
A Investment Company Ltd	35	6	SCHED1 - Heritage Buildings and Structures	Heritage listing H139B - Avalon Studios office tower	Oppose	Remove listing H139B - Avalon Studios office tower	does not have significant historic heritage values, does not encourage adaptive reuse, increases compliance and consenting costs

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
A Investment Company Ltd	35	7a	HH - Historical Heritage	HH-P3 (Enable maintenance and repair)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
A Investment Company Ltd	35	7b	HH - Historical Heritage	HH-P4 (Continued use and adaptive re-use)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
A Investment Company Ltd	35	7c	HH - Historical Heritage	HH-P5 (Healthy and energy efficient heritage buildings)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
A Investment Company Ltd	35	7d	HH - Historical Heritage	HH-P6 (Seismic strengthening, fire safety, and accessibility)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
A Investment Company Ltd	35	7e	HH - Historical Heritage	HH-P7 (Alterations, additions, and partial demolition)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
A Investment Company Ltd	35	8	Other	Industrial Main Through Route Frontage Overlay	Oppose	Unclear, see original submission	Reasons given not specific to this relief, see original submission
A Investment Company Ltd	35	9	Maps - Specific Height Control Overlay	Specific Height Control Overlay - 12m - 41 Percy Cameron Drive	Oppose	Replace height limit on site with 22 metre height limit	strategic site, potential for housing and commercial space, 22m height limit in adjoining area, existing building exceeds height limit, not supported in s32 report
Shayne Hawtin	36	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Shayne Hawtin	36	2	Rural Zones	Provisions relating to land transfer stations and industrial activities	Oppose	Seeks that industrial activities like land transfer stations should be confined to areas specifically zoned for industrial use and not within rural zones as a discretionary activity (inferred, refer to full submission)	Allowing land transfer stations as a discretionary activity in rural zones contradicts the previous stance taken by the council regarding Manor Park in particular. This specifically helped protect the community from developments that would be incompatible with the surrounding environment and meet the needs of the local residents. These types of activities should remain restricted to industrial zones, where they do not pose a threat to residential areas. Rural zones, by their very nature, are intended to preserve the natural environment and protect the rural character of the land. Land transfer stations should be confined to areas specifically zoned for industrial use. (Refer to original submission for full reasons)
Dave and Michaela O'Donovan	37	1	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay	Oppose in part	Seeks that Tsunami Hazard Overlay is reviewed to reduce risk classification and classify tsunami risk based on both earthquake probability and also orientation/location of earthquake. (Refer to original submission).	Wellington harbour heads reduces tsunami risk in relation to Petone Risk classification should be on a NZ wide scale
Dave and Michaela O'Donovan	37	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that High Flood Hazard Overlay between Jackson Street and The Esplanade is reduced to Medium. (Refer to original submission).	Risk reduced by stormwater system investments Long-time residents have said these areas have never flooded

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Dave and Michaela O'Donovan	37	3	Maps - Zoning / Residential	High Density Residential Zone - Petone	Oppose in part	Rezone residential streets between Jackson Street and The Esplanade for low density housing.	Appropriateness of zoning for high density when subject to natural hazards
Vicki McCabe	38	1	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays) NH-O4 (Planned Natural Hazard Mitigation Works) NH-R18 (Flood Mitigation works within the Flood Hazard Overlays)	Support in part	Seeks that HCC actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled.	Flood protection work approved in 2010, remediation of flood risk Impacts on insurance premiums, notations on LIM reports No previous experience of flooding (refer to original submission for full reasons)
Vicki McCabe	38	2	NH - Natural Hazards	NH-P1 (Risk-Based Approach) NH-P2 (Levels of Risk) NH-P4 (Natural hazard mitigation)	Support	Retain policies as notified	Policies and rules ensure appropriate risk approaches and mitigations are applied
Vicki McCabe	38	3	NH - Natural Hazards	NH-O4 (Planned Natural Hazard Mitigation Works)	Support in part	Seeks that there is a schedule for regular maintenance of stormwater assets, including culverts and streams, along Manor Park golf course (refer to original submission)	Would reduce the impact of stormwater flooding as a hazard in the area Would ensure HCC would be compliant with stormwater modelling recently undertaken by Wellington Water
Vicki McCabe	38	4	Maps - Other	Road assets layer	Oppose in part	Seeks that the maps do not include the paper road traversing the golf course and connecting Manor Park and Stokes Valley	Wants it removed from this District Plan as a Formal Road, before it is added to any plans in the future as a Formal Road, there needs to be consultation with the Manor Park Community first – as this will have consequences for the Community. Golf course is marked as a flood zone
Vicki McCabe	38	5	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Manor Park experiencing regeneration from young families moving in.
Howard McCabe	39	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Howard McCabe	39	2	Benmore Crescent - General	None	Other/Not stated	Seeks that a waste transfer station cannot occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	A Waste Transfer station, however supposedly well run, is not appropriate for Manor Park. I have concerns that the environmental risk to our waterways and native fauna are too great. I strongly believe that Benmore Crescent is not the appropriate location for an industrial activity of this nature.

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Vivien Smith	40	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Phil Sprey	41	1	SASM - Sites and Areas of Significance to Māori	Ōruamātoro Pā - Category 2	Oppose	Remove the SASM - Ōruamātoro Pā from 25 A Ferry Road, Days Bay	Lack of evidence or documentation. Recognition and protection of genuine sites of cultural significance is important, but does not support method. Refer to original submission for full reasons.
Paul Russ	42	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Believe the proposed changes to the PDP are not supportive of the community growth created and will be detrimental to building on the community growth that has occurred (see original submission for full reasons)
Vicky Harding	43	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Keiron Harding	44	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Grant Honey	45	1	Maps - Zoning / Rural	Zoning of Manor Park Waste Station site -30 Benmore Crescent (inferred, refer to original submission)	Oppose	Seeks to rezone Manor Park Waste Station site for house and light industry (inferred, refer to original submission)	Terrible smell for nearby houses. Rats on the golf course killing birds. Loud noise all day.

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Murrary Parker	46	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Pamela Hewitt	47	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Norah and Robert Barlow	48	1a	SCHED3 - Notable Trees	SCHED3 - Notable Trees	Amend	Add tree located at Hautana Square to Schedule. Tree is located at north-western corner of square and denoted as #1 in image included with submission. (Refer to original submission).	Visual, landmark and historical values of trees (refer to original submission for full reasons).
Norah and Robert Barlow	48	1b	SCHED3 - Notable Trees	SCHED3 - Notable Trees	Amend	Add tree located at Hautana Square to Schedule. Tree is located at south-western corner of square and denoted as #2 in image included with submission. (Refer to original submission).	Visual, landmark and historical values of trees (refer to original submission for full reasons).
Norah and Robert Barlow	48	1c	SCHED3 - Notable Trees	SCHED3 - Notable Trees	Amend	Add tree located at Hautana Square to Schedule. Tree is located on eastern side of square and denoted as #3 in image attached with submission. (Refer to original submission).	Visual, landmark and historical values of trees (refer to original submission for full reasons).
Kotaemai Connell-Davey	49	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Adele Tredrea	50	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Lance Tredrea	51	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Zara Willis and Jacob Seneti-Davey	52	1	Maps - Other	Highly Productive Land	Oppose	Remove Highly Productive Land Overlay	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
Zara Willis and Jacob Seneti-Davey	52	2	GRUZ - General Rural Zone	Introduction	Amend	Seeks that the chapter introduction is amended to remove references to the Highly Productive Land Overlay	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
Zara Willis and Jacob Seneti-Davey	52	3	GRUZ - General Rural Zone	GRUZ-HPLO-O1 (Protection of highly productive land in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-O1.	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
Zara Willis and Jacob Seneti-Davey	52	4	GRUZ - General Rural Zone	GRUZ-HPLO-P1 (Existing activities in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-P1	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
Zara Willis and Jacob Seneti-Davey	52	5	GRUZ - General Rural Zone	GRUZ-HPLO-P2 (Activities in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-P2	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
Zara Willis and Jacob Seneti-Davey	52	6	GRUZ - General Rural Zone	GRUZ-HPLO-R1 (Construction of new buildings and structures and alterations and additions to existing buildings and structures in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-R1	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Zara Willis and Jacob Seneti-Davey	52	7	GRUZ - General Rural Zone	GRUZ-HPLO-R2 (Land use activities in the Highly Productive Land Overlay)	Oppose	Delete GRUZ-HPLO-R2	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within District, Mapped areas on the site are isolated and separated from other areas, If changed to Rural Lifestyle Zone highly productive land doesn't apply, no requirement to introduce HPL mapping in advance of GWRC mapping.
Zara Willis and Jacob Seneti-Davey	52	8	SUB - Subdivision	SUB-P11 (Subdivision in rural zones)	Oppose	Amend policy to delete clause (2)	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within HCC, -HPL on the site are isolated and geographically separated from other area of HPL, No requirement to introduce HPL mapping in advance of GWRC .
Zara Willis and Jacob Seneti-Davey	52	9	SUB - Subdivision	SUB-P23 (Subdivision of highly productive land)	Oppose	Delete SUB-P23	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within HCC, -HPL on the site are isolated and geographically separated from other area of HPL, No requirement to introduce HPL mapping in advance of GWRC .
Zara Willis and Jacob Seneti-Davey	52	10	SUB - Subdivision	SUB-R22 (Subdivision of land within the Highly Productive Land Overlay)	Oppose	Delete SUB-R22	LUC 3 likely to be removed from NPS-HPL, no known commercial horticultural or viticultural activities within HCC, -HPL on the site are isolated and geographically separated from other area of HPL, No requirement to introduce HPL mapping in advance of GWRC .
Margaret and Barry Lissette	54	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Support in part	Seeks that, if the Slope Assessment Overlay is included in the plan, then the mapping of the overlay should differentiate between moderate and high slope failure susceptibility.	Desk top analysis with no geotechnical survey, inconsistent assessments. Specific geotechnical advice already required. Duplication of existing rules. WSP report refers to different risks of slope failure, all marked high risk in the overlay
Margaret and Barry Lisette	54	2	NH - Natural Hazards	Slope Assessment Overlay	Support in part	Seeks that, if the Slope Assessment Overlay is included in the plan, then specific instruction is included in the District Plan stating the Slope Assessment Overlay is not provided for the purpose of property valuations or setting or reviewing of insurance premiums.	Overlay to inform planning processes, potential detrimental effect on property values and insurance premiums.
Shellene Eksteen	55	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

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Freddie Viljoen	56	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Trevor Russ	57	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Trevor Russ	57	2	Maps - Zoning / Rural	Manor Park	Other/Not stated	Seeks that industrial proposals are not undertaken in Manor Park area (inferred, refer to original submission)	Not in the best interest of the community. Concerns that the Mary Huse Grove families and residents of the Elderly Care facility may have their lifestyles significantly affected. (Refer to original submission for full reasons).
Alexandra Hewitt	58	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Arie Scott	59	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Yvonne Philips	60	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Susan Locke	61	1	NH - Natural Hazards	Natural Hazards Chapter and Mapping	Oppose	Seeks that natural hazard overlays and provisions, including the Slope Assessment Overlay, are not included in the District Plan (inferred - refer to original submission)	An unnecessary addition. The proposal will increase costs (resource consent fees, insurance premiums) and does not benefit owners and residents. (see original submission for full reasons).
Susan Locke	61	2	SASM - Sites and Areas of Significance to Māori	SASM Chapter and maps	Other/Not stated	Seeks that there is more consultation and engagement to understand the issue.	The proposal does not recognise the property owners, connection and care to the land. (see original submission for full reasons)
Susan Locke	61	3	TR - Transport	New provision	Oppose (requesting new provision)	Seeks that there is a requirement for all properties provide off street parking for at least 1 car.	Any increase of properties in any areas causes an increase in traffic, and bike lanes can not solve the access issues on narrow roads.
Madeleine Andrews	62	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Barry King	63	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended, or perhaps "Mixed Use", as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Tim Philips	64	1	Maps - Zoning / Residential	Large Lot Residential Zone - 60 Holborn Drive, Stokes Valley	Oppose in part	Rezone 60 Holborn Drive, Stokes Valley to Medium Density Residential Zone	Nearby lots are MDRZ There is sufficient water infrastructure Natural hazards are not addressed in LLRZ, and would have been mitigated through strengthening Eastern Hutt Road. Refer to original submission for full reasons.
Petros Vrahasotakis	65	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Megan Bailey	66	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ki Long Lei and Rong Tang	67	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 38 Speldhurst Grove	Oppose	Remove 38 Speldhurst Grove, Stokes Valley from the Slope Assessment Overlay	Bring down property values and impact the economy
Kelsie Wishart	68	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. PDP will pave the way for significant , irreversible changes to the community and environment (see original submission for full reasons)
Hilary Martin	69	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces, and that the district plan change does not proceed (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. (see original submission for full reasons)
William Esquilant	70	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Karl Baker	71	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Sughandhi Fernandopulle	72	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Sughandhi Fernandopulle	72	2	Benmore Crescent - General	None - Benmore Crescent Waste Transfer Station	Oppose	Seeks that the council re-consider decision to implement a waste transfer station in Manor Park.	Considers mixed use, residential and light commercial would compliment the neighbourhood.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sughandhi Fernandopulle	72	3	Maps - Zoning / Moves between categories	Benmore Crescent/Manor Park	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Considers mixed use, residential and light commercial would compliment the neighbourhood.
Rebecca Johnson	73	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Ruchira Fernandopulle	74	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. I can see that a mixed use, residential and light commercial would compliment this beautiful neighbourhood. (Refer to original submission for full reasons).
Ruchira Fernandopulle	74	2	Maps - Zoning / Moves between categories	Benmore Crescent/Manor Park	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Considers mixed use, residential and light commercial would compliment the neighbourhood.
Bernard Fernandopulle	75	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. I can see that a mixed use, residential and light commercial would compliment this beautiful neighbourhood. (Refer to original submission for full reasons).
Bernard Fernandopulle	75	2	Maps - Zoning / Moves between categories	Benmore Crescent/Manor Park	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Considers mixed use, residential and light commercial would compliment the neighbourhood. Implementing a waste transfer park is not ideally suited to the characteristics of the community.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Aalekha Gomes	76	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. I can see that a mixed use, residential and light commercial would compliment this beautiful neighbourhood. (Refer to original submission for full reasons).
Aalekha Gomes	76	2	Maps - Zoning / Commercial and Industrial	None	Oppose in part	Seeks that 30 Benmore Crescent is rezoned to mixed-use, residential and light industrial (inferred, see original submission)	Considers mixed use, residential and light commercial would compliment the neighbourhood. Waste transfer park in close proximity to residential homes.
Nathan Thomas	77	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Michael Mark	78	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Very busy area and to add extra volume to the roundabout will create issues.
Brent Whiteman	79	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Ian Wardlaw	80	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Stephen Perrins	81	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Stephen Perrins	81	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Stephen Perrins	81	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori from inappropriate subdivision, use, or development."	Reasons given not specific to this relief, see original submission
Stephen Perrins	81	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Stephen Perrins	81	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Stephen Perrins	81	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Stephen Perrins	81	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 81.12 not accepted.
Stephen Perrins	81	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 82.12 not accepted.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Stephen Perrins	81	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Stephen Perrins	81	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Stephen Perrins	81	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Stephen Perrins	81	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Stephen Perrins	81	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Stephen Perrins	81	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Stephen Perrins	81	15	Maps - SASMs	SASMs Overlay	Oppose in part	Amend the chapter so private land is not included in the SASMs overlay beyond the purpose of recording and publicising the historical and cultural significance	Reasons given not specific to this relief, see original submission
Hutt Bowling Club	82	1	Maps - Zoning / Open Space	Sport and Active Recreation Zone - 6 Myrtle Street	Support in part	Rezone property to a residential zone	Will make for easier development Property values
Georgia Davenport	83	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Christine Potaka-Kelly	84	1	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays) NH-O4 (Planned Natural Hazard Mitigation Works) NH-R18 (Flood Mitigation works within the Flood Hazard Overlays)	Support in part	Seeks that HCC actively encourages commencement of Manor Park stop bank works by regional council	Flood protection work approved in 2010, remediation of flood risk Impacts on insurance premiums, notations on LIM reports No previous experience of flooding
Christine Potaka-Kelly	84	2a	Maps - Natural and Coastal Hazard Overlays	NH-P1 (Risk Based Approach)	Support	Retain Policies	Ensure appropriate risk approaches and mitigations are applied

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christine Potaka-Kelly	84	2b	Maps - Natural and Coastal Hazard Overlays	NH-P2 (Levels of Risk)	Support	Retain Policies	Ensure appropriate risk approaches and mitigations are applied
Christine Potaka-Kelly	84	2c	Maps - Natural and Coastal Hazard Overlays	NH-P4 (Natural hazard mitigation)	Support	Retain Policies	Ensure appropriate risk approaches and mitigations are applied
Christine Potaka-Kelly	84	3	NH - Natural Hazards	NH-O4 (Planned Natural Hazard Mitigation Works)	Support in part	Seeks that there is a schedule for regular maintenance stormwater assets, including culverts and streams, along Manor Park golf course (refer to original submission)	Would reduce the impact of stormwater flooding as a hazard in the area Would ensure HCC would be compliant with stormwater modelling recently undertaken by Wellington Water
Christine Potaka-Kelly	84	4	Maps - Other	Road assets layer	Oppose in part	Seeks that the maps do not include the paper road traversing the golf course and connecting Manor Park and Stokes Valley	The area is a flood risk There needs to be consultation with residents before it is added to any plans as a formal road
Ross Dryden	85	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Jo Butler and David Butler	86	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Jo Butler and David Butler	86	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Jo Butler and David Butler	86	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Seeks that policy could be amended as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Jo Butler and David Butler	86	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Jo Butler and David Butler	86	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jo Butler and David Butler	86	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights, see original submission. Refer to original submission for full reasons.
Jo Butler and David Butler	86	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 86.12 not accepted.
Jo Butler and David Butler	86	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 86.12 not accepted.
Jo Butler and David Butler	86	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Jo Butler and David Butler	86	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Jo Butler and David Butler	86	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Jo Butler and David Butler	86	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Oppose	Seeks to separate Category 2 and replace all wording with: 1. Activity Status: Permitted	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable. No demonstrated need to restrict building/development in category 2 areas.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jo Butler and David Butler	86	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Jo Butler and David Butler	86	14	Maps - SASMs	All SASMs	Oppose in part	Seeks that private land is not included within Sites and Areas of Significance to Māori "beyond recording that historical or cultural significance, and publicising it".	Reasons given not specific to this relief, see original submission
Carolyn Walters	87	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Carolyn Walters	87	2	Maps - Zoning / Moves between categories	None	Oppose	Seeks that an industrial area is not allowed at Manor Park (inferred, refer to original submission)	Traffic and ecological effects (refer to original submission for full reasons)
Chakrin Gangodawila	88	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Chakrin Gangodawila	88	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are used only for guidelines for best land use and management (inferred, refer to original submission).	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Chakrin Gangodawila	88	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points)	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)
Chakrin Gangodawila	88	4	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Chakrin Gangodawila	88	5	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Chakrin Gangodawila	88	6	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Chakrin Gangodawila	88	7	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Verity Doak	89	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 2/196 Waiwhetū Road	Oppose in part	Remove Flood Hazard Overlay from 2/196 Waiwhetū Road (inferred - refer to original submission)	The higher risk associated with 2130 date horizon is punitive on owners Exposure to hazard should be linked to when sea level rise has occurred No flooding in the past 60+ years Impacts on insurance and property values
Verity Doak	89	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Remove sea level rise from informing the Flood Hazard Overlays on properties, until the sea level rise has occurred (refer to original submission)	The higher risk associated with 2130 date horizon is punitive on owners Exposure to hazard should be linked to when sea level rise has occurred No flooding in the past 60+ years Impacts on insurance and property values

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Aaron Johnson	90	1	SCHED1 - Heritage Buildings and Structures	H136 2-18 Laings Road (and 102 High Street, Hutt Central)	Oppose	Delete listing from schedule.	The building does not have significant historic heritage value and does not need to be protected in the plan. Considers there are issues with the building, such as windows, and heritage listing and provisions will impose additional costs or prevent owners from rectifying this issue - see original submission for full reasons.
Jo-Ella Sarich	91	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Remove Slope Assessment Overlay	The classification is disproportionate and not adequately supported by evidence, impact on property values. Refer to original submission for full reasons.
Jo-Ella Sarich	91	2a	SUB - Subdivision	SUB-R20 (Subdivision within the Slope Assessment Overlay)	Oppose	Remove provision	Existing tools that could be utilised to adequately manage any land instability risk. Refer to original submission for full reasons.
Jo-Ella Sarich	91	2b	EW - Earthworks	EW-P8 (Earthworks in the Slope Assessment Overlay)	Oppose	Remove provision	Existing tools that could be utilised to adequately manage any land instability risk. Refer to original submission for full reasons.
Jo-Ella Sarich	91	2c	EW - Earthworks	EW-R8 (Earthworks for a building platform in the Slope Assessment Overlay)	Oppose	Remove provision	Existing tools that could be utilised to adequately manage any land instability risk. Refer to original submission for full reasons.
Jo-Ella Sarich	91	3	Other	None	Oppose	Seeks that generalised slope risk classifications are excluded from LIM reports unless supported by data.	Impact on property values
Yashika De Costa	92	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Yashika De Costa	92	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Noise pollution, odour and air quality, environmental risk to local stream, negative impact on aesthetics and community identity, property value, community impact and well-being, inadequate consultation (refer to original submission for full reasons)
Yashika De Costa	92	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Noise pollution, odour and air quality, environmental risk to local stream, negative impact on aesthetics and community identity, property value, community impact and well-being, inadequate consultation (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Avalon Public Hall Society Inc.	93	1	SCHED1 - Heritage Buildings and Structures	H152 Avalon Hall, 14 Mabey Road, Avalon	Oppose	Delete 14 Mabey Road (Unique ID H152) from Schedule 1 of the District Plan "Heritage Buildings and Structures".	The building has some historic heritage value, but it is not significant. The effect of heritage controls would be disproportionate to the heritage value of the building. The building is not unique. Deletion of the building from the schedule would have little effect on the Avalon community. The hall does not have high integrity value. See original submission for full reasons.
Anthony Hutchins	94	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Anthony Hutchins	94	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Anthony Hutchins	94	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Anthony Hutchins	94	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Anthony Hutchins	94	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Anthony Hutchins	94	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Anthony Hutchins	94	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 94.12 not accepted.
Anthony Hutchins	94	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 94.12 not accepted.
Anthony Hutchins	94	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Anthony Hutchins	94	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Anthony Hutchins	94	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Anthony Hutchins	94	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Anthony Hutchins	94	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Anthony Hutchins	94	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Kelvin Sanderson	95	1	Maps - Natural and Coastal Hazard Overlays	Natural Hazard overlays 129 Cuba Street, Petone	Oppose	Delete the High Flood Hazard Overlay on 129 Cuba Street, Petone.	Site is in an area of high natural hazard risk mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies (refer to original submission for full reasons)
Kelvin Sanderson	95	2	Maps - Natural and Coastal Hazard Overlays	Natural Hazard overlays 129 Cuba Street, Petone	Oppose	Delete the Medium Coastal and Inundation Hazard overlays on 129 Cuba Street, Petone.	Site is in an area of high natural hazard risk mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies (refer to original submission for full reasons)
Kelvin Sanderson	95	3	Maps - Natural and Coastal Hazard Overlays	Natural Hazard overlays 129 Cuba Street, Petone	Oppose	Delete the Liquefaction overlay on 129 Cuba Street, Petone.	Site is in an area of high natural hazard risk mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies (refer to original submission for full reasons)
Kelvin Sanderson	95	4	Maps - Natural and Coastal Hazard Overlays	Natural Hazard overlays 129 Cuba Street, Petone	Oppose	Delete the Low Tsunami Hazard Overlay on 129 Cuba Street, Petone.	Site is in an area of high natural hazard risk mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies (refer to original submission for full reasons)
Kelvin Sanderson	95	5	NH - Natural Hazards	Various rules	Amend	Seeks that if Natural Hazard Overlays are retained on 129 Cuba Street, Petone, other rules are changes to similar effect, for example: That the Coastal Environment Rule CE-R10 which allows additions to dwellings of up to 50m2 without Resource Consent and which is Permitted in the Medium Coastal Hazard area Overlay be extended to include those properties in the High Coastal Hazard and/or High Flood Hazard area Overlays. Or That the Coastal Environment Rule CE-R13 which allows New Buildings and Structures in the Coastal Hazard Overlays and the conversion of existing buildings for activities least sensitive to natural hazards which are Permitted in the Coastal Hazard Overlays, be similarly Permitted in the Flood Hazard Overlays.	Site is in an area of high natural hazard risk mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies (refer to original submission for full reasons)
Kelvin Sanderson	95	6	CE - Coastal Environment (Hazards)	Various rules	Amend	Seeks that if Natural Hazard Overlays are retained on 129 Cuba Street, Petone, other rules are changes to similar effect, for example: That the Coastal Environment Rule CE-R10 which allows additions to dwellings of up to 50m2 without Resource Consent and which is Permitted in the Medium Coastal Hazard area Overlay be extended to include those properties in the High Coastal Hazard and/or High Flood Hazard area Overlays. Or That the Coastal Environment Rule CE-R13 which allows New Buildings and Structures in the Coastal Hazard Overlays and the conversion of existing buildings for activities least sensitive to natural hazards which are Permitted in the Coastal Hazard Overlays, be similarly Permitted in the Flood Hazard Overlays.	Site is in an area of high natural hazard risk mainly for reasons to be deduced from actions or intentions of Hutt City and other public bodies (refer to original submission for full reasons)

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Chitra Setungamudalige	96	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Brent McKenzie	97	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 56 Miromiro Road	Oppose in part	Seeks that the overlay mapping as it applies to the 56 Miromiro Road, better matches the detailed topographical site survey (provided with the submission). This will provide a larger area for future building sites that do not fall within the slope assessment overlay.	The Slope Assessment Overlay as it applies to the property is not accurate
Andrea Ebbitt	98	1	NH - Natural Hazards	Objectives, policies and rules	Other/Not stated	Seeks further details on how the proposed objectives, policies and rules will affect properties in high hazard areas, specifically on property rights, potential development restrictions, and implications for insurance coverage.	Reasons given not specific to this relief, see original submission
Andrea Ebbitt	98	2	NH - Natural Hazards	Rules	Other/Not stated	Seeks to encourage council to ensure that the proposed rules strike a balance, recognising the unique characteristics of individual properties to enable reasonable use and development	Reasons given not specific to this relief, see original submission
Andrea Ebbitt	98	3	Maps - Natural and Coastal Hazard Overlays	Additional layers	Other/Not stated	Seeks that council add layers such as historical natural hazard data and case studies	Would enhance map utility and assist property owners in understanding and preparing for potential risks.
Joanne Gallen and Kevin Doyle	99	1	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 45, 46, and 47 Oxford Terrace, Hutt Central	Oppose	Seeks that the properties at 45, 46, and 47 Oxford Terrace are zoned as the same zone for the adjoining properties at 48-52 Oxford Terrace, currently proposed as High Density Residential Activity Area.	Numerous reasons given e.g. suitability of zone boundary, effects on residential activities, parking impacts. See original submission for full reasons.
Joanne Gallen and Kevin Doyle	99	2	Maps - Zoning / Residential	High Density Residential Zone - would affect significant area of zone, see original submission for area affected	Oppose	Seeks that properties located more than 500 metres from the CBD edge, train stations and commercial centres be rezoned as Medium Density Residential.	Numerous reasons given e.g. community opinion, desire to live in suburban neighbourhood, Lower Hutt as satellite city of Wellington, area too extensive due to shape of city, suitability of zone policies. See original submission for full reasons.
Delarente Corporation Limited	100	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 41 Hautonga Street, Petone and the other properties fronting Waione Street and those between Waione Street and Hautonga Street, are removed from the Site and Areas of Significance for Māori - Hikoikoi Pā	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on HCC to much more precisely establish Pā location. (Refer to original submission for full reasons)
Delarente Corporation Limited	100	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that all private properties are removed from being identified as a Site and Area of Significance to Māori	To uphold private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Delarente Corporation Limited	100	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 41 Hautonga Street	Support	Retain General Industrial Zone for 41 Hautonga Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Susan Ellis	101	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 12 Bull Avenue	Oppose in part	Seeks that the Slope Assessment Overlay is revised to reduce the extent to which it applies to 12 Bull Avenue, Wainuiomata	Most of the area is not on a slope. In particular, the house and all land to the west and within the property has a negligible slope. Impact on insurance
Anthony Borra	102	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons).
Geoffrey Rogers	103	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons).
Geoffrey Rogers	103	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Other/Not stated	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Impact on property values Effects of heavy rain run-off into the river Fire risk Allowing waste transfer stations near residential areas can pose a serious risk to the health and wellbeing of residents (refer to original submission for full reasons)
Geoffrey Rogers	103	3	Benmore Crescent - General	Manor Park	Other/Not stated	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Impact on property values Effects of heavy rain run-off into the river Fire risk Allowing waste transfer stations near residential areas can pose a serious risk to the health and wellbeing of residents (refer to original submission for full reasons)
Cheow Khong Chng	104	1	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Oppose	Delete policy	Other methods in operative district plan to manage land stability, impacts on market value and insurance premiums.
Cheow Khong Chng	104	2	EW - Earthworks	EW-P8 (Earthworks in the Slope Assessment Overlay)	Oppose	Delete policy	Refer to reasons given for submission point 104.1
Cheow Khong Chng	104	3	SUB - Subdivision	SUB-R20 (Subdivision within the Slope Assessment Overlay)	Oppose	Seeks that the rule is deleted or amended to include exemptions for soubdivisions not requiring earthworks	This provision is too broad and unduly onerous

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Roy Connolly	105	1	Benmore Crescent - General	None	Other/Not stated	I seek that the PDP provisions beretained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary tofully achieve the relief sought in this submission	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Roy Connolly	105	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Pollution of local waterways and grounds Ecological impacts Waste transfer station so close to residential houses and community facilities is not in the best interest of the residents or users of the facilities (refer to original submission for full reasons)
Roy Connolly	105	3	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Pollution of local waterways and grounds Ecological impacts Waste transfer station so close to residential houses and community facilities is not in the best interest of the residents or users of the facilities (refer to original submission for full reasons)
Tim Louis	106	1a	Maps - Natural and Coastal Hazard Overlays	Natural Hazard Overlays	Oppose	Seeks that no classification is attached to properties and that district plan users refer to overlays to assess risk or that some tolerance is applied to the extent of the hazard when applying a hazard classification to a property	Does not take into account any factors that affect that classification, such as percentage of property affected, the slope of the property, the siting of the building site etc.
Tim Louis	106	1b	Maps - Natural and Coastal Hazard Overlays	Natural Hazard Overlays	Other/Not stated	Seeks that once the District Plan has been implemented, that property owners should be able to appeal hazard classifications	Does not take into account any factors that affect that classification, such as percentage of property affected, the slope of the property, the siting of the building site etc.
EPG Davies Holding Company Limited	107	1	Maps - SASMs	Pito One Precinct (Category 2) - 27 Cornish Street	Oppose	Remove SASM overlay from 27 Cornish Street	Lack of reason or evidence base for identifying overlay and including property Restrictions on use of property
EPG Davies Holding Company Limited	107	2	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 27 Cornish Street	Oppose	Remove the High Flood Hazard Overlay from 27 Cornish Street	Lack of reason or evidence for inclusion in overlay Flood risk can be mitigated by stream and culvert management Imposition of overlay unnecessary and excessive (refer to original submission for full reasons)
Jacob McInteer	108	1a	Maps - Natural and Coastal Hazard Overlays	42 Bolton Street, Petone - High Flood Hazard Overlay	Oppose in part	Remove the 'High Flood Hazard' classification from 42 Bolton Street, with the entire property instead being classified as 'Medium Flood Hazard'.	Area does not align with ground level or survey provided in submission (see original submission).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jacob McInteer	108	1b	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - on sites: a. 34, 36, 38, 40, 44 & 46 Bolton Street b. 22, 24, 26, 28, 35, 37, 39 & 41 Tory Street c. 328A-B, 330-334, 336-338, 340-342, 350 & 352 Jackson Street d. 3 & 5 Adelaide Street	Multiple	Seeks that site specific investigations (surveying of ground levels) be undertaken to determine the actual ground level of adjacent properties and the suitability of the 'High Flood Hazard' classification, including the following sites: a. 34, 36, 38, 40, 44 & 46 Bolton Street b. 22, 24, 26, 28, 35, 37, 39 & 41 Tory Street c. 328A-B, 330-334, 336-338, 340-342, 350 & 352 Jackson Street d. 3 & 5 Adelaide Street	Reasons given not specific to this relief, see original submission
Jacob McInteer	108	2	Maps - Natural and Coastal Hazard Overlays	42 Bolton Street, Petone - various	Oppose in part	Seeks that properties which are partially impacted by risk overlays, are indicated in council's records as such. In the case of 42 Bolton Street, if it falls partially in the "High Flood Hazard" overlay, it should be designated "High Flood Hazard - Partial" in council records and LIM reports.	Only part of property affected, property values, impact on investment in property, impact on investment in climate adaptation and resilience, consistency with NH-O1, NH-O4, CCSD-O2
Jacob McInteer	108	3	NH - Natural Hazards	n/a	Multiple	Seeks that "the district plan should allows for an additional classification of properties which demonstrates whether the property has built protections that may alter the underlying land risk as it relates to the buildings and people on the site. Similar to earthquake preparedness (where we talk about % adherence to the NBS), the council should establish a similar measurement which speaks to flooding resilience and factors in things like pile/floor heights, location of buildings in relation to risk areas, and stormwater management systems. Alternatively the council could provide other incentives for encouraging investment in climate resilience such as waiving resource consent fees or temporary rate reductions to offset the cost. "	Extensive reasons given, e.g. lack of focus on resilience of existing dwellings, impacts on property values. See original submission for full reasons.
Waione Property Management Ltd	109	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 34 Waione St, Petone and the other properties on Waione Street and on the northern side of Hautonga Street, are removed from the Site and Areas of Significance for Māori - Hikoikoi Pā	Will reduce property rights Impose costs on property owners for redevelopment Imposes Māori Rangatiratanga over current owners property rights Limits redevelopment of the site Is arbitrary in its proposed rules Not evidence based (Refer to original submission for full reasons)
Waione Property Management Ltd	109	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that all private properties are removed from being identified as a Site and Area of Significance to Māori	To uphold private property rights

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Waione Property Management Ltd	109	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 34 Waione Street	Support	Retain General Industrial Zone for 34 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Joerg Bruemmer	110	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 94 Pomare Road, Tirohanga	Oppose in part	Remove 94 Pomare Road, Tirohanga from the Flood Hazard Overlay	This creek, due to its location and characteristics, does not present a risk to our home or structures
Joerg Bruemmer	110	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 94 Pomare Road, Tirohanga	Oppose in part	Remove 94 Pomare Road, Tirohanga from the Slope Assessment Overlay	If this is linked to flooding, I would like this Chapter to be review as well.
Quintin Jacobs et al	111	1a	Maps - SASMs	All SASMs	Oppose	Seeks that a clear process for a transparent, unbiased and robust method for identifying SASMs is implemented before sites are identified (inferred – refer to original submission)	Reasons given not specific to this relief, see original submission
Quintin Jacobs et al	111	1b	Maps - SASMs	All SASMs	Oppose	Seeks that an independent and neutral third-party review of SASM boundaries is undertaken (refer to original submission)	Reasons given not specific to this relief, see original submission
Quintin Jacobs et al	111	1c	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Oppose	Seeks that the objective is deleted or amended including to: -provide further clarity of what objective means for landowners in terms of restrictions and their property rights - clarify the relationship of Tangata Whenua to privately owned sites (inferred – refer to original submission)	Objectives allow for designations to be made without due process or evidence in favour of an unchallenged historical narrative, Impacts on property rights Conflicts of interest (Refer to original submission for full reasons)
Quintin Jacobs et al	111	1d	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Oppose	Seeks that the objective is deleted or amended including to: -provide further clarity of what objective means for landowners in terms of restrictions and their property rights - clarify the relationship of Tangata Whenua to privately owned sites and how they will observe kaitiakitanga (inferred – refer to original submission)	Objectives allow for designations to be made without due process or evidence in favour of an unchallenged historical narrative, Impacts on property rights Conflicts of interest (Refer to original submission for full reasons)
Quintin Jacobs et al	111	1e	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Seeks that the objective is deleted or amended including to: -provide further clarity of what objective means for landowners in terms of restrictions and their property rights - clarify the relationship of Tangata Whenua to privately owned sites (inferred – refer to original submission)	Objectives allow for designations to be made without due process or evidence in favour of an unchallenged historical narrative, Impacts on property rights Conflicts of interest (Refer to original submission for full reasons)

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Quintin Jacobs et al	111	1f	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Seeks that the objective is deleted or amended including to: -provide further clarity of what objective means for landowners in terms of restrictions and their property rights - clarify the relationship of Tangata Whenua to privately owned sites (inferred – refer to original submission)	Objectives allow for designations to be made without due process or evidence in favour of an unchallenged historical narrative, Impacts on property rights Conflicts of interest (Refer to original submission for full reasons)
Quintin Jacobs et al	111	2	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Oppose	Seeks that there is an objective and factual process for identifying and designating sites that is not only limited to the historical narrative of tangata whenua representatives.	There is no clear, transparent or objective process that has been openly shared, as to how these sites have been identified and geographically mapped to such precise boundaries. This would also negate any legal dispute/proceedings
Quintin Jacobs et al	111	3	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Seeks that policy is deleted or amended including to: -provide clear guidance as to what is considered inappropriate use or development -provide clarity on involvement of Tangata Whenua And seeks a commitment to further, in-depth consultation with affected landowners	The rationale for SASM-P4 is fundamentally flawed, as it fails to provide clear, evidence-based criteria for how the sites have been designated. Refer to original submission for full reasons.
Quintin Jacobs et al	111	4	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose	Seeks that the policy is deleted or substantially amedned to ensure the protection of landowners' rights and a fair process for all parties involved.	There is no information as to the legal rights of residential landowners in respect to SASM P-6. SASM-P6 implies that tangata whenua would have unfettered access to private land and the freedom to practice tikanga within any site deemed a SASM. Refer to original submission for full reasons.
Quintin Jacobs et al	111	5	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Oppose	Delete policy	The policy is redundant and lacks clear, justified need or process. Refer to original submission for full reasons.
Quintin Jacobs et al	111	6	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy	Broad, undefined scope and lack of evidence-based criteria for imposing restrictions on land use. Refer to original submission for full reasons.
Quintin Jacobs et al	111	7	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain as notified and move SASM-S1 into all relevant sections of the District Plan for any land disturbance, ensuring consistent application across the document.	This section should be retained to ensure any items of cultural significance are preserved and recorded.
Craig Davis	112	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 10 Campbell Terrace, Petone	Support in part	Seeks that Flood Hazard Overlay is amended so that 10 Campbell Terrace assessed as low flood risk, or at worst medium flood risk after discussion with the owner	Property is incorrectly zoned as both medium and high flood risk. Property is on well-draining ground and elevated from street No evidence of previous flooding Property has not been thoroughly assessed Medium and high risk classifications impedes development potential

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Craig Davis	112	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Support in part	Seeks that where a property is to have high risk categorisation, that owners are consulted and individual assessment arranged, so that the process is transparent and accurate.	Assessment of risk in relation to 10 Campbell Terrace is an error. No consultation or assessment of the property individually.
Craig Davis	112	3	CE - Coastal Environment (Hazards)	Medium Tsunami Hazard Overlay and Medium Coastal Inundation Overlay	Support in part	Seeks that clarity and direction are provided on what Council is seeking to encourage in these areas in regards to development	Mismatch between underlying High Density Residential Zone and hazards. No clear direction for what development is encouraged in this area.
William Ponder	113	1	Maps - Natural Environment Values Overlays	High and Very High Coastal Natural Character Area - 43 Rona Street, Eastbourne	Oppose	Seeks that 43 Rona Street, Eastbourne be removed from High and Very High Coastal Natural Character Area	Unreasonable restriction on future use including building, development, and subdivision, limits ability to use property, fairness, inadequate consultation, no justification specific to site, financial consequences. See original submission for full reasoning.
Edward and Sarah-Kaye Oosterbaan	114	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that Wellington Water and Hutt City Council stormwater modelling is not used as the basis for identifying natural hazard areas in the District Plan, and that Wellington Regional Council inundation maps are used instead until new models are developed which are based on probable rather than possible climate scenarios. With respect to private property, the new mapping may still be useful for guidance around construction approaches in terms of possible inundation levels.	It is a more extreme assessment of climate change based risks, and very far from a reasonable or fair The RCP 8.5 category used is considered a "worst-case" or "extreme" scenario. The Ministry for the Environment explains that the model is about what might happen under a rigid set of assumptions, rather than what is likely to happen. Impacts on insurance and improvement costs. Refer to original submission for full reasons
Dave Heatley and Sue Rundle	115	1	SCHED6 - Sites and Areas of Significance to Māori	None	Oppose in part	Amend to include an introductory clause as follows: "Notwithstanding the general descriptions in SCHED6, the specific sites and areas mapped in the district plan exclude all private land. A landowner may explicitly opt for their property to be included, at their sole discretion."	SCHED6 lists proposed SASMs, the outer boundaries of which are mapped elsewhere in the proposed District Plan. These boundaries include private land without the consent of landowners.
Dave Heatley and Sue Rundle	115	2	SCHED6 - Sites and Areas of Significance to Māori	Ōruamātoro Pā (category 2)	Oppose	Seeks that this SASM is removed from SCHED6, unless submission point #115.1 is accepted. (Refer to original submission)	Insufficient evidence to decide on a hard boundary for the SASM.
Dave Heatley and Sue Rundle	115	3	SCHED6 - Sites and Areas of Significance to Māori	Ōruamātoro Pā (category 2)	Oppose in part	Seeks that SASM is downgraded to the less restrictive category 3, unless either submission point #115.1 or 115.2 is accepted. (Refer to original submission).	Category 2 rules are overly restrictive on private landowners whose land happens to fall within arbitrary boundaries.
Dave Heatley and Sue Rundle	115	4	Maps - SASMs	Ōruamātoro Pā (category 2) - 42 Ferry Road	Oppose in part	Remove SASM overlay from 42 Ferry Road, unless either submission point #115.1 or 115.2 is accepted (but irrespective of whether submission point #115.3 is accepted). (Refer to original submission)	The evidence presented does not support the inclusion of 42 Ferry Road in the proposed SASM (refer to original submission for full reasons).
Dave Heatley and Sue Rundle	115	5	SASM - Sites and Areas of Significance to Māori	Objectives SASM-O1-O4	Oppose in part	Amend objectives to include the following provision as appropriate: "..., excepting that where the mapped boundaries of a SASM includes private land, actions to recognise, protect and maintain SASMs on that land require the explicit permission of the landowner."	The proposed wording is absolute. It does not allow for trade-offs between values, or for private property rights. Nor does it encourage negotiation or partnership.

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Dave Heatley and Sue Rundle	115	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 to SASM-P8	Oppose in part	Amend policies to include the following proviso: "..., excepting that where the mapped boundaries of a SASM includes private land, actions to recognise, protect and maintain SASMs on that land require the explicit permission of the landowner."	The proposed wording is absolute. It does not allow for trade-offs between values, or for private property rights. Nor does it encourage negotiation or partnership.
Dave Heatley and Sue Rundle	115	7	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy	This policy is excessively general. It can be read as completely overriding private property rights within SASMs.
Dave Heatley and Sue Rundle	115	8	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks rule to be amended so that a permitted activity satus applies to SASM categories 1 and 2. (Refer to original submission)	The 200m^2 limit is arbitrary. No justification is presented for this cutoff.
Stuart Mossman	116	1	Maps - SASMs	Ōruamātoro Pā (category 2) - 13 Kotari Road	Oppose	Remove 13 Kotari Road Days Bay from the SASMs overlay (inferred - refer to original submission)	It is only possible that it is a SASM Proof of the occurrence and the current significance to Māori is required
Stuart Mossman	116	2	SCHED1 - Heritage Buildings and Structures	H145 - St Alban's Church	Oppose in part	Remove the church at 13 Kotari road from being listed as a heritage building	It would impose restrictions on the use of the building It could result in the church closing
Carleen Richards	117	1	Maps - Zoning / Residential	large Lot Residential Zone - 1/54 Holborn Drive, Stokes Valley	Oppose in part	Rezone 1/54 Holborn Road, Stokes Valley to Medium Density Residential Zone.	Property is unjustly targeted due to landslides on properties on the eastern side of Eastern Hutt Road. Shares same services (water/waste etc) as surrounding properties
Phyllis Mossman	118	1	Maps - SASMs	Ōruamātoro Pā (category 2)	Oppose in part	Seeks that identification of SASM provides more specificity and detail on features of significance and their locations, and that this be supported by physical evidence. (Inferred, refer to original submission).	Broadness of description and extent of area identified Lack of detail on specific features, their significance and supporting evidence
James Sunderland and Jocelyn Qian	119	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Seeks that 11 Gribble Grove, Stokes Valley, and any other properties with no history of slippage, are removed from the Slope Assessment Overlay, or defer classification until a site-specific geotechnical assessment determines actual risk.	The classification of 11 Gribble Grove in overlay is not supported by site-specific geotechnical evidence or historical records of instability. The LIM report (June 2024) shows no known incidents of slippage on this property. Based on broad regional modelling rather than a direct assessment of the site.
James Sunderland and Jocelyn Qian	119	2	NH - Natural Hazards	Natural Hazard provisions	Oppose in part	Seeks that relevant provisions for natural hazards require Council to rely on site-specific technical reports before applying restrictive natural hazard overlays, particularly where development is likely to be impacted. (refer to original submission)	Blanket classifications without site-specific evidence can have disproportionate effects on landowners and may undermine confidence in the planning process
Ian Carson and Lynette Carson	120	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 4 Redvers Drive, Belmont	Multiple	Remove the High Flood Hazard Overlay from 4 Redvers Drive, Belmont, and Retain the existing Medium Flood Hazard Overlay	Hazard categorisation is inaccurate given knowledge of homeowners and other long-term residents of community. The stormwater system has been upgraded and has managed flooding since 1976 floods.

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Mary Walker and Robin Walker	121	1	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 45, 46, and 47 Oxford Terrace, Hutt Central	Oppose	Seeks that the properties at 45, 46, and 47 Oxford Terrace are zoned as the same zone for the adjoining properties at 48- 52 Oxford Terrace, currently proposed as High Density Residential Activity Area.	Numerous reasons given e.g. existing residential use of site, suitability of zone boundary, effects on residential activities, parking impacts. See original submission.
Mary Walker and Robin Walker	121	2	Maps - Zoning / Residential	High Density Residential Zone - would affect significant area of zone, see original submission for area affected	Oppose	Seeks that properties located more than 500 metres from the CBD edge, train stations and commercial centres be rezoned as Medium Density Residential.	Numerous reasons given e.g. community opinion, desire to live in suburban neighbourhood, Lower Hutt as satellite city of Wellington, area too extensive due to shape of city, suitability of zone policies, add public transport connections not good, windy and wet weather not conducive to walking, with change of government and new district plan there is an opportunity to revisit DP56 zoning. See original submission.
John Wadham	122	1	Maps - Natural and Coastal Hazard Overlays	Natural Hazards	Neutral	Seeks that HCC collaborates with other authorities to improve consistency in mapping hazards, and to prevent the dissemination of inaccurate information. Seeks that Council, through the Ministry for the Environment, seek that the National Planning Standards be expanded to include the mapping of hazards by overlays. (Refer to original submission)	Consistency of hazard mapping between HCC and other entities Impacts of incorrect information being made publicly available Knowledge of long-term landowners with regard to natural hazards Duty of care of HCC to citizens and ratepayers
John Wadham	122	2	LLRZ - Large Lot Residential Zone	LLRZ-R4 (Residential activities), LLRZ-S1 (Number of residential activities)	Support in part	Clarify provisions to make it unambiguous that granny flats in LLRZ do not require resource consent.	Alignment with central government direction Permitted status of granny flats is not clear
John Wadham	122	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 23 Pomare Road	Oppose in part	Remove Slope Assessment Overlay from 23 Pomare Road	Disclaimers to WSP report Lack of flood risk and effectiveness of property drainage Accuracy of aerial photography Experience of long-term landowner
Rakesh Mehta	123	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - Lot 129 DP 12424	Oppose in part	Remove the slope assessment overlay from Lot 129 DP 12424	No flooding and landslide issues and resource consent and building consent address flooding and landslide issues
Stephen Phillips	124	1	SCHED3 - Notable Trees	Notable tree 110	Support	Retain notable tree 110	#1 shown on your list at 19/19A Nikau Street out in front of 11A Nikau, Lot 34 DP 981 is the kowhai planted as a memorial for Hugh Girdlestone.
Stephen Phillips	124	2	SCHED3 - Notable Trees	Notable tree 116	Support	Retain notable tree 116	#2 shown correctly at 23 Nikau is the kauri planted for H Marsden, Lot 34 DP981
Stephen Phillips	124	3	SCHED3 - Notable Trees	New notable tree	Oppose (requesting new provision)	Add a tree to the schedule . This tree is on the eastern side of the Rec (HW Shortt Park) near the southern gate. Is manuka or kanuka.	The tree relates to WW2, planted by Eastbourne Borough Council postwar for councillor Brian George Phillips who was killed at El Alamein in 1942
Philip King	125	1	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay, Flood Hazard Overlay, Tsunami Hazard Overlay, Slope Assessment Hazard Overlay - 238 Marine Drive	Oppose	Remove Natural Hazard Overlays from 238 Marine Drive (inferred, see original submission)	Lack of previously identified natural hazard risk, or previously known or experienced natural hazard events relating to property Proximity to sea provides for floodwater drainage

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Morgan Phillips	126	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. (see original submission for full reasons)
Morgan Phillips	126	2	NH - Natural Hazards	Entire chapter	Oppose	Seeks that any form of refuge or transfer station on the banks of the Te awa Kairangi Hutt River does not occur (inferred, refer to original submission)	Potential pollution of river and coast (refer to original submission for full reasons)
Morgan Phillips	126	3	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that any form of refuge or transfer station on the banks of the Te awa Kairangi Hutt River does not occur (inferred, refer to original submission)	Potential pollution of river and coast (refer to original submission for full reasons)
Gabrielle Morrison and Roger Morrison	127	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission).	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
St Alban's Anglican Church Eastbourne	128	1	SCHED1 - Heritage Buildings and Structures	H145 - St Alban's Church	Oppose in part	Remove the church at 13 Kotari road from being listed as a heritage building	The building has limited heritage value Previous alterations have substantially diminished heritage values Heritage listing would limit the churches ability to adapt to the needs of its community Added costs to alterations Refer to original submission for full reasons
Chirag Patel	129	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	
Chirag Patel	129	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Ecological effects, noise and vibration, potential fire risk, traffic impacts, potential pollution (refer to original submission for full reasons)
Chirag Patel	129	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Ecological effects, noise and vibration, potential fire risk, traffic impacts, potential pollution (refer to original submission for full reasons)

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Rowan De Costa	130	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Rowan De Costa	130	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Noise pollution, odour and air quality, environmental risk to local stream, negative impact on aesthetics and community identity, property value, community impact and well-being, inadequate consultation (refer to original submission for full reasons)
Rowan De Costa	130	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Noise pollution, odour and air quality, environmental risk to local stream, negative impact on aesthetics and community identity, property value, community impact and well-being, inadequate consultation (refer to original submission for full reasons)
Rajat Chadha	131	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Rajat Chadha	131	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are used only for guidelines for best land use and management (inferred, refer to original submission).	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)

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Rajat Chadha	131	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points)	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)
Rajat Chadha	131	4	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Rajat Chadha	131	5	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Rajat Chadha	131	6	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Rajat Chadha	131	7	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Rishu Anand	132	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ashika Wijesinghe	133	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Ashika Wijesinghe	133	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Noise pollution, odour and air quality, environmental risk to local stream, negative impact on aesthetics and community identity, property value, community impact and well-being, inadequate consultation (refer to original submission for full reasons)
Ashika Wijesinghe	133	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste transfer station does not occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Noise pollution, odour and air quality, environmental risk to local stream, negative impact on aesthetics and community identity, property value, community impact and well-being, inadequate consultation (refer to original submission for full reasons)
Lyn Hansen	134	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons).
Mark Greenwell	135	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Liesl Eksteen	136	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Liesl Eksteen	136	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste station is not added to the area (Inferred, refer to original submission)	No reasons given specific to this relief (refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Liesl Eksteen	136	3	Rural Zones	Manor Park	Oppose	Seeks that a waste station is not added to the area (Inferred, refer to original submission)	No reasons given specific to this relief (refer to original submission)
Chetan Punjabi	137	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Chetan Punjabi	137	2	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Chetan Punjabi	137	3	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Chetan Punjabi	137	4	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Chetan Punjabi	137	5	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Lindsay Streefkerk	138	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Lindsay Streefkerk	138	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Proximity to residential properties, impact on care facilities and hospitals, discharges to the river, potential increase of pests and vermin, risk of fire, increase of traffic (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lindsay Streefkerk	138	3	Rural Zones	Manor Park	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Proximity to residential properties, impact on care facilities and hospitals, discharges to the river, potential increase of pests and vermin, risk of fire, increase of traffic (refer to original submission for full reasons)
Jeetendra Panjabi	139	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Neha Punjabi	140	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Other/Not stated	Seeks clarity as to High Natural Hazard Area overlay in Manor Park (refer to original submission)	Flood protection mitigation measures have been put in place, new units have been built (refer to original submission for full reasons)
Neha Punjabi	140	2	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Neha Punjabi	140	3	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Neha Punjabi	140	4	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Neha Punjabi	140	5	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Neha Punjabi	140	6	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Anish Punjabi	141	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Anish Punjabi	141	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Other/Not stated	Seeks clarity as to High Natural Hazard Area overlay in Manor Park (refer to original submission)	Flood protection mitigation measures have been put in place, new units have been built (refer to original submission for full reasons)
Anish Punjabi	141	3	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Anish Punjabi	141	4	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Anish Punjabi	141	5	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Anish Punjabi	141	6	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Lachmi Punjabi	142	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Phillipa Borra	143	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bhuvi Punjabi	144	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Bhuvi Punjabi	144	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Other/Not stated	Seeks clarity as to High Natural Hazard Area overlay in Manor Park (refer to original submission)	Flood protection mitigation measures have been put in place, new units have been built (refer to original submission for full reasons)
Bhuvi Punjabi	144	3	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Bhuvi Punjabi	144	4	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Bhuvi Punjabi	144	5	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Bhuvi Punjabi	144	6	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Peter Borley	145	1a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - Lot 40 DP 12752	Oppose in part	Remove Flood Hazard Overlay from Lot 40 DP 12752 WN510/288	A council controlled open storm water drain runs through section in the area designated as high flood hazard and any flooding of the areas designated a flood hazard would be due to that drain
Peter Borley	145	1b	NH - Natural Hazards	None stated	Other/Not stated	Seeks that stormwater reticulation is updated and maintained on a more regular basis	Any flooding would be due to the drain
Peter Borley	145	2	NH - Natural Hazards	None stated	Other/Not stated	Seeks that consents for all new dwelling works upstream (of Lot 40 DP 12752) are put on hold (refer to original submission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Brian Jones	146	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
David Campbell	147	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Waste Transfer station is not appropriate activity given the closeness to residential and the material impact it will have on people's lives.
Steve Williams	148	1	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Ecological effects, potential pollution, risk of fires, noise, smell, traffic effects (refer to original submission for full reasons)
Steve Williams	148	2	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Steve Williams	148	3	Benmore Crescent - General	Manor Park	Other/Not stated	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Ecological effects, potential pollution, risk of fires, noise, smell, traffic effects (refer to original submission for full reasons)
Christine Williams	149	1	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Ecological effects, potential pollution, risk of fires, noise, smell, traffic effects (refer to original submission for full reasons)
Christine Williams	149	2	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Christine Williams	149	3	Benmore Crescent - General	Manor Park	Other/Not stated	Seeks that an industrial development, such as a waste transfer station is not undertaken at Manor Park (inferred, refer to original submission)	Ecological effects, potential pollution, risk of fires, noise, smell, traffic effects (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sacha Campbell	150	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Don Setungamudalige	151	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Don Setungamudalige	151	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are used only for guidelines for best land use and management (inferred, refer to original submission).	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)
Don Setungamudalige	151	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points)	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)
Don Setungamudalige	151	4	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Don Setungamudalige	151	5	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Don Setungamudalige	151	6	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Don Setungamudalige	151	7	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Laura Wood	152	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Steve Hall	153	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Pamodh Panagoda	154	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are used only for guidelines for best land use and management (inferred, refer to original submission).	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pamodh Panagoda	154	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points)	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)
Pamodh Panagoda	154	3	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Pamodh Panagoda	154	4	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Pamodh Panagoda	154	5	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Pamodh Panagoda	154	6	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC, in collaboration with Wellington Regional Council /Wellington Water, undertake regular monitoring /checks on existing water drainage pipes in Belmont Catchment facing Manor Park. Proactively seeking funds to replace them with bigger pipes to efficiently help the flow, while wisely forward planning for frequent & erratic rainfall events from on-going climate change .	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Paul Wood	155	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Tyler Saggers	156	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Chloe Campbell	157	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Stephen Streefkerk	158	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Anne Alkema	159	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Colin Graham	160	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Alison Conway	161	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Melanie Laing	162	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Byron Laing	163	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Sarah Lean	164	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Sarah Lean	164	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Noise, dust, odour effects on residential area, leaching into Hutt River, traffic effects (refer to original submission for full reasons)
Jeffrey Borra	165	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Jeffrey Borra	165	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Noise, dust, odour effects on residential area, leaching into Hutt River, traffic effects (refer to original submission for full reasons)
Murray Carpenter	166	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Murray Carpenter	166	2	GRUZ - General Rural Zone	GRUZ-R16 and R17	Oppose	Seeks that landfills and waste transfer stations are not discretionary activities (inferred, refer to original submission)	Queries legality of classifying activity as discretionary (refer to original submission for full reasons).
Glenn Nielsen and Alison Fleming	167	1	SCHED3 - Notable Trees	Notable tree 110	Support	Retain notable tree 110	Value to community Commerative status as memorial to Hugh Girdlestone who was killed in action in Passchendaele Ecological value as habitat to bird-life

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Glenn Nielsen and Alison Fleming	167	2	SCHED3 - Notable Trees	Notable trees 111 - 115	Support	Retain notable trees on Schedule (inferred - refer to original submission)	Have been assessed and given a STEM score Range in age between 60-100 years old
Ken Jackson	168	1	GRUZ - General Rural Zone	Highly Productive Land	Oppose	Seeks that provisions for Highly Productive Land are deleted, Or All costs associated with consent applications under these provisions are waived until accurate mapping is completed	Restrictions unreasonable, overlays are inaccurate, land is not highly productive, government is committed to removing LUC 3 from Highly productive land.
Ken Jackson	168	2	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes	Oppose in part	Seeks that Outstanding Natural Landscapes are only applied to public land and not private land without permission from affected landowners	Inaccurate and inconsistent mapping, expert bias, makes some private properties uneconomic.
Ken Jackson	168	3	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Oppose	Seeks that the policy is deleted or amended to reference Customary Harvesting Rights for Māori only for public land and not private land (inferred - refer to original submission).	No clear evidence, Harvesting Rights is not defined. No defined terms for what "harvesting rights" mean
Ken Jackson	168	4	NFL - Natural Features and Landscapes	NFL-S2 (New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Oppose	Seeks that the standard is deleted or amended to increase building size threshold in standard (inferred - refer to original submission)	Threshold in standard is unreasonable for very large properties that are covered by outstanding natural landscapes
Ken Jackson	168	5	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose	Seeks that clause 1(a) is amended to widen the exclusions which are provided for as permitted activities, including widening track clearance exclusion from 2.5m to 4m (inferred - refer to original submission)	Track clearance exclusion is unpracticably small Unreasonably restrictive, devalues properties, creates fire hazards
Ken Jackson	168	6	EW - Earthworks	EW-S4 (Transport of cut and fill material)	Support	Retain provision	Reduce carbon emissions and allow for recycling of materials
Ken Jackson	168	7	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose in part	Amend standard to increase threshold for soil disturbance in general rural areas from 1,000m2 to at least 4,000m2, or 2,000m2 per each 4 hectares of land in general rural	To keep the scale comparable to other zones
Ken Jackson	168	8	EW - Earthworks	EW-S2 (Cut height and fill depth)	Oppose in part	Amend clause 1(b) to increase standard from 1.5m to 2.0m in General Rural Zone (refer to original submission)	Reasons given not specific to this relief, see original submission
Ken Jackson	168	9	EW - Earthworks	EW-S10 (Earthworks within Outstanding Natural Features and Outstanding Natural Landscapes)	Oppose	Seeks that requirements within standard pertaining to Outstanding Natural Landscapes are deleted (inferred - refer to original submission)	ONL's should only be on private property with landowners consent
Ken Jackson	168	10	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	More flexibility for more logical and practical subdivisions to suit the lay of the land, keeping the over all average minimum size of 7 hectares. Provides for some subdivision, keeps the open space amenity.
Ken Jackson	168	11	GRUZ - General Rural Zone	GRUZ-R6 (Residential activities)	Support in part	Amend to reduce minimum size requirement per principal dwelling to 7ha (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ken Jackson	168	12	GRUZ - General Rural Zone	GRUZ-R12 (Visitor accommodation)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Ken Jackson	168	13	FC - Financial Contributions	FC - S3 (Amount of financial contributions - Reserves)	Oppose in part	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	General Rural Zone takes pressure off existing parks and reserves areas and 50% increase in cost is unreasonable.
Ken Jackson	168	14	Maps - SASMs	All SASMs	Oppose in part	Seeks that all SASMs that don't have clear evidence are put under category 3 until they are truly justified.	Property owners not consulted, Maps introduced at the 11th hour, No evidence, Mapping seems very over-reaching and unspecific, supports SASMs where there is clear scientific or historical evidence.
J H Legacy Ltd	169	1	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that "as a minimum", "14 Waione Street and the other Waione Street properties north of the western end of Marine Parade up to Kirkcaldy Street" are removed from the "Site and Areas of Significance for Māori - Hikoikoi Pā": -"In the first and preferable alternative, the northern boundary of the SASM should align with Hautonga Street and the western end of Marine Parade west of Kirkcaldy Street." -"In the second and best alternative, the SASM boundary should align with and include only Hikoikoi Reserve/McEwan Park and those properties that border Great Harbour Way south of Hautonga Street."	Evidence base supporting identification of SASM, 14 Waione St not located on Pā site Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on Council to much more precisely establish the locations of taonga. (Refer to original submission for full reasons)
J H Legacy Ltd	169	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 14 Waione Street	Support	Retain General Industrial Zone for 14 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Gina Walsh	170	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Believe the proposed changes to the PDP are not supportive of the community growth created and will be detrimental to building on the community growth that has occurred (see original submission for full reasons)
Gilbert Trust	171	1	NH - Natural Hazards	Unspecified	Other/Not stated	Provide for all houses in the High Natural Hazard Overlays should be purchased either by Government of New Zealand or by the Hutt City Council	This will reduce the risk to life This will reduce the risk of property loss / damage to property
Gilbert Trust	171	2	NH - Natural Hazards	Unspecified	Other/Not stated	Provide financial assistance / other help is provided to property owners in High Hazard Overlays, particularly in and around Bryant Grove, Taita (refer to original submission)	This will help property owners sell their properties before a natural hazard and relocate to a new area

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Gilbert Trust	171	3	NH - Natural Hazards	Unspecified	Other/Not stated	Seeks that rates for properties in High Natural Hazard areas, particularly in and around Bryant Grove, Taita are reduced to 50% until the property is purchased either by Government of New Zealand or by the Hutt City Council (refer to original submission)	Save property owners from financial struggle Insurance changes
Gilbert Trust	171	4	NH - Natural Hazards	Unspecified	Other/Not stated	Seeks that HCC, fill the land in High natural hazard areas, particularly in and around Bryant Grove, Taita, with sand up to a safe living height and raise the house if required (refer to original submission)	People living in the area will be safer
Susan Crichton	172	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Believe the proposed changes to the PDP are not supportive of the community growth created and will be detrimental to building on the community growth that has occurred (see original submission for full reasons)
Bunnings Ltd	173	1	Definitions	Trade Supply Retail	Support	Retain provision as notified.	Considers that the definition appropriately captures Bunnings activities. The inclusion of a standardised definition at the district-wide level to provide for a consistent approach is considered to be important.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bunnings Ltd	173	2	TR - Transport	TR-R3.2	Oppose in part	Amend the matters of discretion under TR-R3.2 as follows: Matters of discretion are restricted to: 1. The extent that the development provides for active and public transport modes. 2. Positive effects on facilitating the uptake of active and public transport modes where in relation to any matter specified in TR-P7: Positive effects. 3. The operational and functional needs of the activity to exceed the high trip generation threshold. 4. Effects on the capacity, safety, efficiency, and multi-modal function of the transport network. 5. Whether safe and effective access can be provided and maintained for emergency service vehicles to the site and within the transport network. 6. The design of transport facilities and their integration with the transport network. 7. Whether any improvements to the transport network are proposed or required as a direct result of the proposed activity, ~~and a financial contribution has been made in accordance with the provisions of the Financial Contributions chapter.~~ 8. The transport needs of activities on the site. 9. Any cumulative adverse effects.	Does not oppose provision in its entirety, as it relates to the Metropolitan Centre Zone, but seeks to ensure that the matters of discretion are appropriate, include recognition of operational and functional needs thereby recognising that trade supply retail should be supported for the positive contribution they make to the viability and function of these centres. Opposes reference to a financial contribution within the matters of discretion for the reasons detailed in Part 2 below (refer to original submission for full reasons)
Bunnings Ltd	173	3	TR - Transport	Table 8: High Trip Generating Activity Thresholds	Oppose in part	Seeks to remove the high trip generating activity threshold for trade supply retail in the General Industrial Zone.	For the General Industrial Zone the high trip generating activity threshold for trade supply retail is 1000m2 GFA. This threshold is low for most trade retail activities, and it is recommended that this is increased to recognise the operational demands of these activities.
Bunnings Ltd	173	4	EW - Earthworks	EW-S1.2	Oppose in part	Amend EW-S1.2 as follows for Commercial and industrial Zones: 1. The area of earthworks must not exceed 3000m2 ~~500m2~~ per site in any 12-month period.	Limit does not reflect the generally larger scale of sites and required earthworks to enable commercial and industrial activities.
Bunnings Ltd	173	5	FC - Financial Contributions	Entire chapter	Oppose	Seeks reconsideration of Financial Contributions chapter to reduce discretion and provide clearer guidance for council and developers.	Consider that the Financial Contributions chapter does not provide sufficient guidance as to how/when Financial Contributions would be required by Council. This leaves the discretion to Council and has the potential to disincentivise development.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bunnings Ltd	173	6	MCZ - Metropolitan Centre Zone	MCZ-P3 (Potentially incompatible activities)	Oppose in part	Amend MCZ-P3 is as follows: Carparking ~~at ground level~~ visible at the street edge or public space on sites subject to the Active Street Frontage Overlay;	Opposed to all ground level car parking (on sites subject to Active Street Frontage Overlay) being considered as a potentially incompatible activity in the Metropolitan Centre Zone. The policy seeks to protect adverse effects on amenity and vitality therefore if the car parking is not visible then this policy should not apply. Trade supply retail activities generally seek to provide on-site customer car parking. This policy will act as a deterrent to development in these commercial zones.
Bunnings Ltd	173	7	MCZ - Metropolitan Centre Zone	MCZ-R18 (Carparking activities)	Oppose in part	Amend MCZ-R18 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. CCZ-S6: Active frontages – Existing vehicle crossings, ii. CCZ-S8: Location and design of carparking, b. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay B, and c. The carparking is not accessed with a vehicle crossing over an Active Street Frontage Overlay A; or d. Reconfiguration of an existing carpark area; or e. The parking spaces are for accessible parking or electric vehicle charging.	Opposes the rules pertaining to carparking activities which does not make it clear whether the reconfiguration of an existing carpark requires resource consent. Reconfiguration of an existing carpark within the same area of the site, including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided should not need consent. Further, accessible parking should be provided for as a permitted activity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bunnings Ltd	173	8a	MCZ - Metropolitan Centre Zone	MCZ-S4 (Active frontages - Buildings and structures)	Oppose in part	Amend MCZ-S4 as follows: On any site subject to an Active Street Frontage Overlay, any new buildings shall provide the following: ... 3. The buildings must not have a featureless façade on the front boundary of more than ~~3~~ 4 m in width at any part of the building between 0.5m and 2.5m in height above footpath level and roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent. 6. ~~The~~ Any new building must have the principal public entrance on: a. An Active Street Frontage Overlay A frontage, if any, b. Otherwise, an Active Street Frontage Overlay B frontage, if any, c. Otherwise, an Active Street Frontage Overlay C frontage. ~~7. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.~~	Recognises the intent of the active street frontage controls but considers that they do not appropriately recognise existing development. It is considered that these controls should apply to new buildings and new development only and the requirements should be adjusted such that they do not apply in the case of small change/addition to a building/site but rather only in a substantial redevelopment of a site. In Bunnings experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.
Bunnings Ltd	173	8b	MCZ - Metropolitan Centre Zone	MCZ-S5 (Active frontages - required verandahs)	Oppose in part	Amend MCZ-S5 as follows: 1. Where any building is constructed, ~~added to, or altered~~ on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that: ...	Recognises the intent of the active street frontage controls but considers that they do not appropriately recognise existing development. It is considered that these controls should apply to new buildings and new development only and the requirements should be adjusted such that they do not apply in the case of small change/addition to a building/site but rather only in a substantial redevelopment of a site. In Bunnings experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bunnings Ltd	173	9	MCZ - Metropolitan Centre Zone	MCZ-S8 (Location and design of carparking)	Oppose in part	Amend MCZ-S8 as follows: On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: a. within or underneath a building, or b. on top of a building at least 3m above ground level, or c. shielded from the Active Street Frontage Overlay A or B by a building, <u>or</u> <u>d. otherwise not visible at the street edge or public space.</u> 2. Carparking may not be served by a <u>new</u> vehicle crossing across an Active Street Frontage Overlay A or B. On any site subject to an Active Street Frontage Overlay C: 3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building<u>, or otherwise not visible at the street edge or public space.</u> <u>...</u>	Opposes the standards pertaining to carparking activities and the location of parking which requires the provision of on-site car parking to be located within, underneath, on top of, or at the rear of the building which it serves. These rules do not recognise the specific operational and functional requirement of activities, such as trade supply retail, which have integral back-of-house and loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts. Bunnings considers that if the car parking is not visible then this should be a permitted activity.
Bunnings Ltd	173	10	GIZ - General Industrial Zone	GIZ-R15.1 (Trade supply retail activities)	Oppose in part	Amend GIZ-R15 as follows: ~~1.~~ **<u>Activity status</u>**: Permitted ~~Where:~~ ~~a. The activity is ancillary to an industrial activity, or~~ ~~b. The indoor part of the activity has a gross floor area of no more than 200m^2, or~~ ~~c. The indoor part of the activity takes place in an existing building.~~	Under GIZ-R15.1 a trade supply retail activity where the indoor part of the activity has a gross floor area of more than 200m^2 is a restricted discretionary activity. Bunnings supports the provision for trade supply retail activity within the General Industrial Zone. However, it is considered that the controls (a – c) should be removed as a Permitted activity consent status is appropriate in the Industrial zone. We note, under the ODP, the Building Improvement Centre on this specific site is provided for as a permitted activity under 6A 2.1.1 k. iv. This has not been carried through to the PDP.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bunnings Ltd	173	11	GIZ - General Industrial Zone	GIZ-S5 (Landscaping and screening)	Oppose in part	Amend GIZ-S5 as follows: 1. <u>On any site subject to an Industrial Main Through Route Frontage Overlay, any new buildings shall provide the following</u>: Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay. ...	Under Rule GIZ-R3, the construction of new buildings and structures and alterations and additions to existing buildings and structures is a permitted activity where: a. compliance is achieved with: Standards GIZ-S1 to GIZ-S5. b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity. Standard GIZ-S5 relates to landscaping and screening adjacent to the Industrial Main Through Route Frontage Overlay. It is considered that these controls should apply to new buildings and new development only and the requirements should be adjusted such that they do not apply in the case of small change/addition to a building/site but rather only in a substantial redevelopment of a site.
Bunnings Ltd	173	12	GIZ - General Industrial Zone	GIZ-R3	Oppose in part	No specific relief requested, refer to original submission.	Under Rule GIZ-R3, the construction of new buildings and structures and alterations and additions to existing buildings and structures is a permitted activity where: a. compliance is achieved with: Standards GIZ-S1 to GIZ-S5. b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity. Standard GIZ-S5 relates to landscaping and screening adjacent to the Industrial Main Through Route Frontage Overlay. It is considered that these controls should apply to new buildings and new development only and the requirements should be adjusted such that they do not apply in the case of small change/addition to a building/site but rather only in a substantial redevelopment of a site.
Bunnings Ltd	173	13	Maps - Zoning / Commercial and Industrial	Zoning of 233 Cambridge Terrace as Industrial Zone	Support	Retain zoning as notified (inferred, see original submission)	No reasons given specific to this relief, see original submission.
Bunnings Ltd	173	14	Maps - Zoning / Commercial and Industrial	Zoning of 48 Hutt Road as Metropolitan Centre Zone	Support	Retain zoning as notified (inferred, see original submission)	No reasons given specific to this relief, see original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	1a	Definitions	Food and beverage activity	Oppose	Delete definition	Definitions could be better rationalised - with a new definition "drive-through restaurant" (refer 174.1c)
McDonald's Restaurants (NZ) Limited	174	1b	Definitions	Drive-through activity	Oppose	Delete definition	Definitions could be better rationalised - with a new definition "drive-through restaurant" (refer 174.1c)
McDonald's Restaurants (NZ) Limited	174	1c	Definitions	New definition: Drive-through restaurant	Oppose (requesting new provision)	Add definition for "drive-through restaurant" as follows: "any land and/or building with a drive-through service on or in which food and beverages are prepared, served and sold to the public for consumption on or off the premises and may include an ancillary café and /or playground area."	To replace definitions "food and beverage activity" and "drive-through activity"
McDonald's Restaurants (NZ) Limited	174	1d	Definitions	None specific	Amend	Seeks that activities are organised using a nesting table (refer to original submission)	Would provide a logical method for organising different land use activities in a broader term
McDonald's Restaurants (NZ) Limited	174	2a	TR - Transport	TR-R3 (Trip generation)	Oppose in part	Amend clause (2) of rule as follows: "2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TR-R3.1, or ~~b. The activity is a new service station or a new drive-through activity.~~"	Exclusion of these activities from Table 8 thresholds could cause confusion. Also relates to relief sought in submission point 174.4. Refer to original submission for full reasons.
McDonald's Restaurants (NZ) Limited	174	2b	TR - Transport	TR-R3 (Trip generation)	Oppose in part	Amend matters of discretion in rule as follows: "Matters of discretion are restricted to: ... 3. The operational and functional needs of the activity to exceed the high trip generation threshold. 4. Effects on the capacity, safety, efficiency, and multi-modal function of the transport network. ~~4~~5. Whether safe and effective access can be provided and maintained for emergency service vehicles to the site and within the transport network. ~~5~~6. The design of transport facilities and their integration with the transport network. ~~6~~7. Whether any improvements to the transport network are proposed or required as a direct result of the proposed activity~~, and a financial contribution has been made in accordance with the provisions of the Financial Contributions chapter.~~ ..."	Including recognition of operational and functional needs recognises that restaurants should be supported for the positive contribution they make to the viability and function of centres. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	3	TR - Transport	Table 8: High trip generating activity thresholds	Oppose in part	Seeks that the table is amended to "increase the high trip generating activity threshold for food and beverage activities in the Local Centre Zone, Neighbourhood Centre Zone, and Mixed Use Zone to 330m2" (refer to original submission)	Considers that "For the LCZ, NCZ, and MUZ the high trip generating activity threshold for food and beverage activities is 200m2 GFA. This threshold is low for most restaurant activities, and it is recommended that this is increased to recognise the operational demands of these activities. "
McDonald's Restaurants (NZ) Limited	174	4	TR - Transport	Table 8: High trip generating activity thresholds	Oppose in part	Seeks that the table is amended to include new drive-through activities, with a threshold for all zones of 330m2	Considers that "Drive-through activities are specifically excluded from the activity in Table 8 and provided for by Rule TR-R3 instead to achieve the same result. It is considered this may cause confusion for people using the plan and it is unclear why two activities have been considered separately. "
McDonald's Restaurants (NZ) Limited	174	6	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose in part	Amend clause (2) of the rule as follows: "2. The area of earthworks must not exceed ~~2500m2~~ 500m2 per site in any 12-month period."	Considers that "The 500m2 limit does not reflect the generally larger scale of sites and required earthworks to enable commercial and industrial activities."
McDonald's Restaurants (NZ) Limited	174	7	FC - Financial Contributions	Whole chapter	Oppose	Seeks that the FC chapter is reconsidered "to reduce discretion and provide clearer guidance for council and developers." (Refer to original submission)	Chapter does not provide sufficient guidance as to how/when Financial Contributions would be required by Council. Has potential to disincentivise development. Is in direct conflict with s108(10)(b) of the RMA as the level of contribution is not clearly determined in the PDP
McDonald's Restaurants (NZ) Limited	174	8	NOISE - Noise	NOISE-APP1 (Noise limits by emitting and receiving zone)	Oppose in part	Seeks that the where zone of the receiving site is one of Local Centre Zone, Mixed Use Zone or an Open Space and Recreation Zone, the noise limits in the table are amended as follows: Night Limit (10:00pm - 7:00am): "~~55~~ 65 dB LAeq (15min); 75 dB LAFmax	Noise limits should be as per the MCZ standard of 65 dB as per day / evening as these are appropriate for the adjacent zones.
McDonald's Restaurants (NZ) Limited	174	9a	CCZ - City Centre Zone	CCZ-P3 (Potentially incompatible activities)	Oppose in part	Seeks that drive-through activities are removed from the list of potentially incompatible activities	It is an appropriate zone for this kind of activity
McDonald's Restaurants (NZ) Limited	174	9b	MCZ - Metropolitan Centre Zone	MCZ-P3 (Potentially incompatible activities)	Oppose in part	Seeks that drive-through activities are removed from the list of potentially incompatible activities	It is an appropriate zone for this kind of activity
McDonald's Restaurants (NZ) Limited	174	9c	LCZ - Local Centre Zone	LCZ-P3 (Potentially incompatible activities)	Oppose in part	Seeks that drive-through activities are removed from the list of potentially incompatible activities	It is an appropriate zone for this kind of activity

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	10a	CCZ - City Centre Zone	CCZ-P3 (Potentially incompatible activities)	Oppose in part	Amend policy as follows: "2. Potenially incompatible activities include: ... f. Carparking ~~at ground level~~ visible at the street edge or public space on sites subject to the Active Street Frontage Overlay; and ..."	Policy seeks to protect adverse effects on amenity and vitality therefore if the car parking is not visible then this policy should not apply. Drive-through activities seek to provide on-site parking, this policy would deter development in commercial zones.
McDonald's Restaurants (NZ) Limited	174	10b	MCZ - Metropolitan Centre Zone	MCZ-P3 (Potentially incompatible activities)	Oppose in part	Amend policy as follows: "2. Potenially incompatible activities include: ... f. Carparking ~~at ground level~~ visible at the street edge or public space on sites subject to the Active Street Frontage Overlay; and ..."	Policy seeks to protect adverse effects on amenity and vitality therefore if the car parking is not visible then this policy should not apply. Drive-through activities seek to provide on-site parking, this policy would deter development in commercial zones.
McDonald's Restaurants (NZ) Limited	174	11a	CCZ - City Centre Zone	CCZ-R12 (Food and beverage activities)	Support	Seeks that permitted activity status is retained as notified	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	11b	MCZ - Metropolitan Centre Zone	MCZ-R12 (Food and beverage activities)	Support	Seeks that permitted activity status is retained as notified	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	11c	LCZ - Local Centre Zone	LCZ-R9 (Food and beverage activities	Support	Seeks that permitted activity status is retained as notified	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	12a	CCZ - City Centre Zone	CCZ-R21 (Drive-through activities)	Oppose in part	Seeks that provision is amended so that the establishment of a drive-through restaurant is a permitted activity, subject to Trip Generation and Active Street Frontage controls.	Discretionary activity status is harsh as commercial zones are the appropriate location for this kind of activity. Together with being identified as an incompatible activity, the value to the community of activity is not recognised.
McDonald's Restaurants (NZ) Limited	174	12b	CCZ - City Centre Zone	MCZ-R21 (Drive-through activities)	Oppose in part	Seeks that provision is amended so that the establishment of a drive-through restaurant is a permitted activity, subject to Trip Generation and Active Street Frontage controls.	Discretionary activity status is harsh as commercial zones are the appropriate location for this kind of activity. Together with being identified as an incompatible activity, the value to the community of activity is not recognised.
McDonald's Restaurants (NZ) Limited	174	12c	CCZ - City Centre Zone	LCZ-R16 (Drive-through activities)	Oppose in part	Seeks that provision is amended so that the establishment of a drive-through restaurant is a permitted activity, subject to Trip Generation and Active Street Frontage controls.	Discretionary activity status is harsh as commercial zones are the appropriate location for this kind of activity. Together with being identified as an incompatible activity, the value to the community of activity is not recognised.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	13a	CCZ - City Centre Zone	CCZ-R18 (Carparking activities)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... d. The carparking is related to the reconfiguration of an existing carpark area; or e. The parking spaces are for accessible parking or electric vehicle charging."	Rule as notified does not make it clear whether the reconfiguration of an existing carpark requires resource consent. Refer to original submission for full reasons.
McDonald's Restaurants (NZ) Limited	174	13b	MCZ - Metropolitan Centre Zone	MCZ-R18 (Carparking activities)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... d. The carparking is related to the reconfiguration of an existing carpark area; or e. The parking spaces are for accessible parking or electric vehicle charging."	Rule as notified does not make it clear whether the reconfiguration of an existing carpark requires resource consent. Refer to original submission for full reasons.
McDonald's Restaurants (NZ) Limited	174	13c	LCZ - Local Centre Zone	LCZ-R13 (Carparking activities)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... 4. The carparking is related to the reconfiguration of an existing carpark area; or 5. The parking spaces are for accessible parking or electric vehicle charging."	Rule as notified does not make it clear whether the reconfiguration of an existing carpark requires resource consent. Refer to original submission for full reasons.
McDonald's Restaurants (NZ) Limited	174	13d	NCZ - Neighbourhood Centre Zone	NCZ-R13 (Carparking activities)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... d. The carparking is related to the reconfiguration of an existing carpark area; or e. The parking spaces are for accessible parking or electric vehicle charging."	Rule as notified does not make it clear whether the reconfiguration of an existing carpark requires resource consent. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	14a	CCZ - City Centre Zone	CCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay, or in the Riverbank Precinct and with a riverbank frontage: 1. For any new building or redevelopment of the site, there must be a building or abutting group of buildings built to the front boundary, to the full width of the Active Street Frontage Overlay, and to any riverbank frontages, to a minimum height of 4m above: ... 2. Alternatively, the new buildings or parts of buildings may be set back from the front boundary or riverbank frontage by up to 2m where: ... 4. ~~The~~ Any new buildings must not have a featureless façade on the front boundary of more than ~~3~~ 4 m in width at any part of the building between 0.5m and 2.5m in height above footpath level and roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent. ... 7. ~~The~~ Any new building must have the principal public entrance on: ... ~~9. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.~~"	Acknowledges intent of active street frontage controls, however they do not appropriately recognise existing development. Frontage controls are very onerous for existing buildings and would result in unreasonable resource consent requirements
McDonald's Restaurants (NZ) Limited	174	14b	CCZ - City Centre Zone	CCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend standard as follows: "1. Where any building is constructed~~, added to, or altered~~ on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that: ..."	Acknowledges intent of active street frontage controls, however they do not appropriately recognise existing development. Frontage controls are very onerous for existing buildings and would result in unreasonable resource consent requirements

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	15a	MCZ - Metropolitan Centre Zone	MCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay, any new buildings shall provide the following: ... 3. The buildings must not have a featureless façade on the front boundary of more than ~~3~~ 4 m in width at any part of the building between 0.5m and 2.5m in height above footpath level and roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent. ... 6. ~~The~~ Any new building must have the principal public entrance on: ... ~~7. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.~~	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	15b	LCZ - Local Centre Zone	LCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay, any new buildings shall provide the following: ... 3. The buildings must not have a featureless façade on the front boundary of more than ~~3~~ 4 m in width at any part of the building between 0.5m and 2.5m in height above footpath level and roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent. ... 6. ~~The~~ Any new building must have the principal public entrance on: ... ~~7. Roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building on the front boundary must be at least 50% visually transparent.~~	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	15c	MCZ - Metropolitan Centre Zone	MCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend standard as follows: "Where any building is constructed~~, added to, or altered~~ on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that: ..."	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	15d	LCZ - Local Centre Zone	LCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend standard as follows: "Where any building is constructed~~, added to, or altered~~ on a site with a frontage in the Active Street Frontage Overlay A or B, it must provide a verandah or canopy in legal road along the length of the Active Street Frontage Overlay that: ..."	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	16a	CCZ - City Centre Zone	CCZ-S8 (Location and design of carparking)	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: ... c. shielded from the Active Street Frontage Overlay A or B by a building, <u>or</u> <u>d. otherwise not visible at the street edge or public space.</u> 2. Carparking may not be served by a <u>new</u> vehicle crossing across an Active Street Frontage Overlay A or B. On any site subject to an Active Street Frontage Overlay C: 3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building<u>, or otherwise not visible at the street edge or public space</u>. ..."	Does not recognise the specific operational and functional requirement of activities, such as restaurants in particular, which have loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	16b	MCZ - Metropolitan Centre Zone	MCZ-S8 (Location and design of carparking)	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: ... c. shielded from the Active Street Frontage Overlay A or B by a building, or d. otherwise not visible at the street edge or public space. 2. Carparking may not be served by a new vehicle crossing across an Active Street Frontage Overlay A or B. On any site subject to an Active Street Frontage Overlay C: 3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building, or otherwise not visible at the street edge or public space. ..."	Does not recognise the specific operational and functional requirement of activities, such as restaurants in particular, which have loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.
McDonald's Restaurants (NZ) Limited	174	16c	LCZ - Local Centre Zone	LCZ-S8 (Location and design of carparking)	Oppose in part	Amend standard as follows: "On any site subject to an Active Street Frontage Overlay A or B: 1. Carparking must only be located: ... c. shielded from the Active Street Frontage Overlay A or B by a building, or d. otherwise not visible at the street edge or public space. 2. Carparking may not be served by a new vehicle crossing across an Active Street Frontage Overlay A or B. On any site subject to an Active Street Frontage Overlay C: 3. Carparking must only be located within or underneath a building, on top of a building at least 3 metres above ground level, beside a building accounting for no more than 50% of the width of the site, or behind a building, or otherwise not visible at the street edge or public space. ..."	Does not recognise the specific operational and functional requirement of activities, such as restaurants in particular, which have loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.
McDonald's Restaurants (NZ) Limited	174	17	Maps - Zoning / Commercial and Industrial	Local Centre Zone - 14 Te Ara Raukara, Wainuiomata	Support in part	Retain zoning as notified [conditional, see original submission for details]	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
McDonald's Restaurants (NZ) Limited	174	18a	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone - 29 Victoria Street, Petone	Support in part	Retain zoning as notified [conditional, see original submission for details]	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	18b	Maps - Other	Active Street Frontage Overlay - Active Frontage C - 29 Victoria Street, Petone	Oppose in part	Seeks that overlay is removed from 29 Victoria Street, Petone, unless controls only apply to new buildings and not to additions or alterations	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	19a	Maps - Zoning / Commercial and Industrial	City Centre Zone - 338 High Street	Support in part	Retain zoning as notified [conditional, see original submission for details]	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	19b	Maps - Other	Active Street Frontage Overlay - Active Frontage C - 338 High Street	Oppose in part	Seeks that overlay is removed from 338 High Street, unless controls only apply to new buildings and not to additions or alterations	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	20a	Maps - Zoning / Commercial and Industrial	Local Centre Zone - 814 High Street	Support in part	Retain zoning as notified [conditional, see original submission for details]	Reasons given not specific to this relief, see original submission
McDonald's Restaurants (NZ) Limited	174	20b	Maps - Other	Active Street Frontage Overlay - Active Frontage B and C - 814 High Street	Oppose in part	Seeks that overlay is removed from 814 High Street, unless controls only apply to new buildings and not to additions or alterations	Reasons given not specific to this relief, see original submission
Rafael Gonzalez-Montero	175	1a	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	1b	Maps - Natural and Coastal Hazard Overlays	Northern end of Manor Park	Support in part	Seeks that the Flood Risk Rating be dropped to Medium in the northern end of Manor Park, (refer to original submission for requested relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	1c	NH - Natural Hazards	NH-O4 Planned Natural Hazard Mitigation Works	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rafael Gonzalez-Montero	175	1d	NH - Natural Hazards	NH-R18 Flood Mitigation works within the Flood Hazard Overlays	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	1e	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that the Hutt City Council actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled. (Refer to original submission for full requested relief)	Community and Rate Payers are going to be financially penalised because this work has not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	2a	NH - Natural Hazards	NH-P1 (Risk Based Approach)	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Rafael Gonzalez-Montero	175	2b	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Rafael Gonzalez-Montero	175	2c	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Rafael Gonzalez-Montero	175	3a	NH - Natural Hazards	NH-O4 (Planned Natural Hazard Mitigation Works)	Support in part	Retain policy if maintenance schedule referred to in submission is undertaken (inferred, refer to original submission for full reasons)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	3b	Does not relate to text or maps of the plan	None	Support in part	Seeks a regular maintenance schedule for cleaning the stormwater culverts and the stream that runs beside the stopbank in Manor Park. (refer to original submission for full requested relief)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	4	Maps - Energy, Infrastructure, and Transport Overlays	Road on map - formal roading from Stokes Valley into Manor Park	Oppose	Seeks the removal of formal road from Stokes Valley into Manor Park (refer to original submission for full requested relief)	No formal road should cross the Golf Course as the area concerned is marked as High-Risk Flooding Zone. (Refer to original submission for full reasons).
Rafael Gonzalez-Montero	175	5	Benmore Crescent - General	None	Other/Not stated	I seek that the PDP provisions beretained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission. (refer to original submission for requested relief)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. (Refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Arturo Basurto-Albarran	176	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Jamie Campbell	177	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Reuben Trugly	178	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Reuben Trugly	178	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Reuben Trugly	178	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Reuben Trugly	178	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Reuben Trugly	178	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Reuben Trugly	178	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Reuben Trugly	178	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 178.12 not accepted.
Reuben Trugly	178	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 178.12 not accepted.
Reuben Trugly	178	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Reuben Trugly	178	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Reuben Trugly	178	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Reuben Trugly	178	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Reuben Trugly	178	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Reuben Trugly	178	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Anne Marie Richardson	179	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Pplace occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Graham Richardson	180	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Pplace occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Andrew Sherson	181	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that Flood Hazard Overlays on property parcels are reclassified to account for low flow stream channels. Remove areas that are classified High Flood Hazard which are the normal stream/river extent. (Refer to original submission).	Supports including natural hazards information on properties Areas identified as High Hazard are normal stream / river extent These are not habitable and cannot be built upon. Impacts on insurance and property values
Maureen Phyllis Hutchins	182	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Maureen Phyllis Hutchins	182	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Maureen Phyllis Hutchins	182	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Maureen Phyllis Hutchins	182	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Maureen Phyllis Hutchins	182	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Maureen Phyllis Hutchins	182	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Maureen Phyllis Hutchins	182	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 182.12 not accepted.
Maureen Phyllis Hutchins	182	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 182.12 not accepted.
Maureen Phyllis Hutchins	182	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Maureen Phyllis Hutchins	182	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Maureen Phyllis Hutchins	182	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Maureen Phyllis Hutchins	182	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Maureen Phyllis Hutchins	182	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Maureen Phyllis Hutchins	182	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Eujin Au	183	8a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Remove all engineered building platforms from the Slope Assessment Overlay	Reasons given not specific to this relief, see original submission
Eujin Au	183	8b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Removal of slope stability overlay from 32 Cypress Drive Maungaraki	geotechnical investigation undertaken as part of subdivision (see original submission for details)
Andrew Cromie	184	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 1 Hautonga Street, Petone and adjoining properties proposed for inclusion within the scope of the Site and Areas of Significance for Māori - Hikoikoi Pā are removed from the overlay.	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Imposition of costs, loss of private property values Onus of proof should fall on Council to much more precisely establish Pā location. (Refer to original submission for full reasons)
Andrew Cromie	184	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that all private properties are removed from being identified as a Site and Area of Significance to Māori	To uphold private property rights (refer to original submission for full reasons)
Andrew Cromie	184	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 1 Hautonga Street	Support	Retain General Industrial Zone for 1 Hautonga Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Adrienne Cochraneon	185	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Warwick Eves	186	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Chris Turnbull	187	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 56 Waione Street, Petone and the other properties on Waione Street and on the northern side of Hautonga Street are removed from the Site and Areas of Significance for Māori - Hikoikoi Pā	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on iwi and hapu to much more precisely establish Pā location. (Refer to original submission for full reasons)
Chris Turnbull	187	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that all private properties are removed from being identified as a Site and Area of Significance to Māori	To uphold private property rights
Chris Turnbull	187	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 56 Waione Street	Support	Retain General Industrial Zone for 56 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Carolyn Eves	188	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Heather Campbell	189	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Eastbourne Memorial Returned Services Association	190	1	SCHED3 - Notable Trees	Notable tree 110	Support	Retain notable tree 110	The tree was planted by J H Heenan as a memorial to Hugh Girdlestone who was killed in action in Passchendaele in WWI. HCC have assessed that it is not causing damage and can remain in situ. It is an important and significant site to the Eastbourne community.
Raewyn and Bruce Kerr	191	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Tina Phillips	192	1	Benmore Crescent - General	None	Other/Not stated	I seek that the PDP provisions beretained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. I seek any further, alternative, necessary, or consequential relief as may be necessary tofully achieve the relief sought in this submission	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety
Tina Phillips	192	2	Whole Plan	None	Oppose	Seeks that a wastewater plant is not located in Manor Park	Odour, effects on wildlife (refer to original submission for full reasons)
Rachel Stevenson	193	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Rachel Stevenson	193	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste transfer station is not allowed in Manor Park (inferred, refer to original submission)	Traffic impacts, house values, character of the area (refer to original submission for full reasons)
Steve Hobman	194	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 6 and 7 Catherine Grove, Tirohanga	Oppose in part	Remove slope assessment overlay from 6 Catherine Grove Tirohanga – House and front yard, driveway and part of 7 Catherine Grove	Site is site on a ridgetop and is flat and stable with low risk of instability, Refer to original submission for full reasons
Steve Hobman	194	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 6 Catherine Grove, Tirohanga	Oppose in part	Remove slope assessment overlay from 6 Catherine Grove Tirohanga – Sloping area to north of house	This area is sloping but is highly stable. This section was developed In the 1950/60s and has been very stable in that time. Refer to original submission for full reasons.
Vital Healthcare Property Limited	195	1	Definitions	Health care activity	Support	Retain definition as notified	Will ensure ongoing operation and development of submitter's facilities can meet growing health needs of Lower Hutt
Vital Healthcare Property Limited	195	2a	Maps - Zoning / Special Purpose	Hospital Zone - 666 High Street and 135 Witako Street	Support	Retain zoning for these properties as notified	Will ensure ongoing operation and development of submitter's facilities can meet growing health needs of Lower Hutt
Vital Healthcare Property Limited	195	2b	HOSZ - Hospital Zone	Whole chapter	Support	No relief requested (refer to original submission)	Supports the intent of the Special Purpose Zone, specifically as it applies to Boulcott Hospital and Hutt Valley Health Hub, as the provision of a specific zone for public and private hospitals in Hutt City will ensure the ongoing operation and development of these hospitals as required to meet the growing population and health needs of Hutt City
Donald McCreary	196	1	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes	Oppose	Seeks that the Outstanding Natural Landscapes overlay is only applied to public land, and not private land without the permission from affected landowners	Inaccurate and inconsistent mapping, expert bias, makes some private properties uneconomic.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Donald McCreary	196	2	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Oppose	Seeks that Customary Harvesting Rights for Maori should only be applied to public land not private land.	No clear evidence, Harvesting Rights is not defined.
Donald McCreary	196	3	NFL - Natural Features and Landscapes	NFL-S2 (New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Oppose	Seeks that the standard is deleted or amended to increase building size threshold in standard (inferred - refer to original submission)	Threshold in standard is unreasonable for very large properties that are covered by outstanding natural landscapes
Donald McCreary	196	4	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose	Unclear - refer to original submission	Creates fire hazard
Donald McCreary	196	5	EW - Earthworks	EW-S4 (Transport of cut and fill material)	Support	Retain provision (inferred - refer to original submission)	Supports threshold of 400m3 Reduce carbon emissions and allow for recycling of materials
Donald McCreary	196	6	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose	Amend standard to increase threshold for soil disturbance in rural areas from 1,000m2 to at least 2,000m2, or 1,000m2 per each 4 ha of land in general rural	To keep the scale comparable to other zones
Donald McCreary	196	7	EW - Earthworks	EW-S2 (Cut height and fill depth)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Donald McCreary	196	8	EW - Earthworks	EW-S10 (Earthworks within Outstanding Natural Features and Outstanding Natural Landscapes)	Oppose	Seeks that soil disturbance thresholds in ONLs of 100m2 area and 1.0m height are not be included in the standard	ONL's should only be on private property with landowners consent
Donald McCreary	196	9	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	More flexibility for more logical and practical subdivisions to suit the lay of the land, keeping the over all average minimum size of 7 hectares. Provides for some subdivision, keeps the open space amenity.
Donald McCreary	196	10	GRUZ - General Rural Zone	GRUZ-R6 (Residential activities)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Donald McCreary	196	11	GRUZ - General Rural Zone	GRUZ-R12 (Visitor accommodation)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Donald McCreary	196	12	FC - Financial Contributions	FC-S3 (Amount of financial contributions - Reserves)	Oppose	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	General Rural Zone takes pressure off existing parks and reserves areas and 50% increase in cost is unreasonable.
Donald McCreary	196	13	SCHED6 - Sites and Areas of Significance to Māori	All SASMs	Oppose in part	Seeks that all SASMs that don't have clear evidence are put under category 3 until they are truly justified.	Property owners not consulted, Maps introduced at the 11th hour, No evidence, Mapping seems very over-reaching and unspecific, supports SASMs where there is clear scientific or historical evidence.
Donald McCreary	196	14	GRUZ - General Rural Zone	Highly Productive Land	Oppose	Seeks that all costs associated with consent applications under these provisions are waived until accurate mapping is completed	Restrictions unreasonable, overlays are inaccurate, land is not highly productive, government is committed to removing LUC 3 from Highly productive land.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Baldwin Asphalts Limited	197	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that "14 Hautonga Street, Petone and other properties fronting Waione Street and those between Waione Street and Hautonga Street" are removed from the “Site and Areas of Significance for Māori - Hikoikoi Pā"	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on Council to much more precisely establish the Pā location. (Refer to original submission for full reasons)
Baldwin Asphalts Limited	197	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that "all private properties" are removed "from being identified as a [Site and Area of Significance to Māori]"	To uphold the sanctity of private property rights
Baldwin Asphalts Limited	197	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 14 Hautonga Street	Support	Retain General Industrial Zone for 14 Hautonga Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Robert Alkema	198	1	Maps - Zoning / Moves between categories	General Rural Zone	Oppose	Seeks that a more appropriate zoning needs to be applies to 30 Benmore Crescent.	Size, location, surrounding zones, and recent work that has been undertaken on the site (refer to original submission for full reasons)
Robert Alkema	198	2	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission for full reasons).	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Robert Alkema	198	3	GRUZ - General Rural Zone	GRUZ-R17	Oppose in part	Seeks to ensure that GRUZ-P17 provdes for the "existing approach that provides for rural areas not receiving ‘kerb side’ waste collection services to have areas to receive separate waste streams – general rubbish, green waste or approved recyclables – as an efficient way to provide a waste management service in rural areas. "	Treatment of the solid waste stream collected city is an activity more appropriately carried on industrial zoned land. More specificity is required in relation to this rule (Refer to original submission for full reasons).
Julius Korent and Joanne Korent	199	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are used only for guidelines for best land use and management (inferred, refer to original submission).	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Julius Korent and Joanne Korent	199	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks that the Flood Hazard Overlays are retained with reservations/amendments as outlined in submission (refer to original submission, and other submission points)	Flood protection mitigation measures have been put in place, however there is always probability of unforeseen weather events Weather events/geotectonics in the area may damage pipes Current circumstances and timeframe laid-out by HCC Limitations on data (refer to original submission for full reasons)
Julius Korent and Joanne Korent	199	3	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks that HCC provide Wastewater Pumping Stations in collaboration with Wellington Water in appropriate sites.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Julius Korent and Joanne Korent	199	4	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks, from HCC, that there is zero tolerance to roadside general waste /debris clogging the existing roadside drainage inlets by implementing a strict cleaning routine of road sweeping & grass mowing bordering the road network (currently irregular/neglected).	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Julius Korent and Joanne Korent	199	5	Does not relate to text or maps of the plan	None stated	Other/Not stated	Seeks regular monitoring /roadside checks from HCC on existing roadside & other drainage systems & make changes as how to improve the efficiency.	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Julius Korent and Joanne Korent	199	6	Does not relate to text or maps of the plan	Northern end of Manor Park	Support in part	Seeks that the Flood Risk Rating be dropped to Medium in the northern end of Manor Park, (refer to original submission for requested relief)	To help improve wellness and wellbeing/quality of life of residents living in the "high natural hazard area" of Manor Park. (Refer to original submission for full reasons)
Murray Fawcett	200	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 46-48 Waione Street, Petone and the other properties fronting Waione Street and those between Waione Street and Hautonga Street are removed from the Site and Areas of Significance for Māori - Hikoikoi Pā	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on Council to much more precisely establish Pā location. (Refer to original submission for full reasons)
Murray Fawcett	200	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that all private properties are removed from being identified as a Site and Area of Significance to Māori	To uphold private property rights
Mukesh Chandra	201	1a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose (requesting new provision)	I would like the Flood Risk Rating to be dropped to Medium to reflect the GWRC Risk Rating for Flooding in Manor Park.	Have lived in the northern end of Manor Park for 5 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mukesh Chandra	201	1b	NH - Natural Hazards	NH-01 Risk from Natural Hazards in High Natural Hazard Overlays	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 5 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Mukesh Chandra	201	1c	NH - Natural Hazards	NH-04 Planned Natural Hazard Mitigation Works	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 5 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Mukesh Chandra	201	1d	NH - Natural Hazards	NH-R18 Flood Mitigation works within the Flood Hazard Overlays	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 5 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Mukesh Chandra	201	1e	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that the Hutt City Council actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled. (Refer to original submission for full requested relief)	Have lived in the northern end of Manor Park for 5 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Mukesh Chandra	201	2a	NH - Natural Hazards	NH-P1 Risk Based Approach	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Mukesh Chandra	201	2b	NH - Natural Hazards	NH-P2 Levels of Risk	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Mukesh Chandra	201	2c	NH - Natural Hazards	NH-P4 Natural hazard mitigation	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mukesh Chandra	201	3a	NH - Natural Hazards	NH-O4 Planned Natural Hazard Mitigation Works	Support in part	Retain policy if maintenance schedule referred to in submission is undertaken (inferred, refer to original submission for full reasons)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Mukesh Chandra	201	3b	Does not relate to text or maps of the plan	None	Support in part	Seeks a regular maintenance schedule for cleaning the stormwater culverts and the stream that runs beside the stopbank in Manor Park. (refer to original submission for full requested relief)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Mukesh Chandra	201	4	TR - Transport	Road on map - formal roading from Stokes Valley into Manor Park	Oppose	Seeks the removal of formal road from Stokes Valley into Manor Park (refer to original submission for full requested relief)	No formal road should cross the Golf Course as the area concerned is marked as High-Risk Flooding Zone. (Refer to original submission for full reasons).
Mukesh Chandra	201	5	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Mukesh Chandra	201	6	Maps - Zoning / Moves between categories	Benmore Crescent zoning	Other/Not stated	Seeks that the zoning of Benmore Crescent is changed from Industrial to Rural	Ongoing effects such as dust, noise, and environmental impact (refer to original submission for full reasons)
Aggregate and Quarry Association	202	1	Special Purpose Zones	Quarry Zone	Support	No relief requested	Supports the use of a Quarry Zone and a dedicated Quarry Zone chapter. Broadly supports provisions of chapter.
Aggregate and Quarry Association	202	2	EW - Earthworks	Introduction	Support	Seeks that the clarification in the introduction that the provisions of EW chapter do not apply to quarrying, are retained (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Aggregate and Quarry Association	202	3	Whole Plan	None specific	Amend	Seeks that the District Plan provide for quarrying activity in Hutt City outside thte existng quarry zone / quarry footprint	There is a need for more quarrying activity in Hutt City outside the existing quarry zone / quarry footprint. (Refer to original submission for full reasons).
Aggregate and Quarry Association	202	4	GRUZ - General Rural Zone	GRUZ-P2 2 (e) (Potentially incompatible activities)	Support in part	Retain GRUZ-P2.2(e) as notified (inferred - refer to original submission)	Supports “cleanfill and quarrying activities that support rural development” being identified as potentially compatible activities in the General Rural Zone
Aggregate and Quarry Association	202	5	GRUZ - General Rural Zone	GRUZ-R15 (Quarrying activities)	Support in part	Retain GRUZ-R15 as notified (inferred - refer to original submission)	Supports discretionary activity status for quarrying activities in the General Rual Zoen
Aggregate and Quarry Association	202	6	GRUZ - General Rural Zone	None specific	Other/Not stated	Seeks that clarification is provided "as to how these quarrying activities in the General Rural Zone (and any other zone) would be treated and what provisions would apply"	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Aggregate and Quarry Association	202	7	RLZ - Rural Lifestyle Zone	RLZ-P3 (Potentially incompatible activities)	Other/Not stated	No specific relief requested	Accepts identification of quarrying activities as a potential incompatible activity
Aggregate and Quarry Association	202	8	NOSZ - Natural Open Space Zone	Natural Open Space Chapter	Oppose (requesting new provision)	Seeks that provision is made for quarrying in certain parts of this zone, under appropriate conditions of course	Based on its large geographic span and location in the western hills and elsewhere, there may be accessible aggregate deposits in the Natural Open Space Zone but there are no provisions for this in the proposed plan. (Refer to original submission for full reasons)
Aggregate and Quarry Association	202	9	Maps - Other	Quarry Zone Protection Overlay	Support	Retain the Quarry Zone Protection Overlay (inferred - refer to original submission)	Quarry Zone Protection Overlay which is designed to address potential reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within rural areas near the Quarry Zone. Provides for benefit and comfort of residents as much as it prevents disruption to extractive operations. (Refer to the original submission for the full reasons).
Aggregate and Quarry Association	202	10	GRUZ - General Rural Zone	GRUZ-QZPO-O1 (Protection of the quarrying activities in the Quarry Zone)	Support	Retain GRUZ-QZPO-O1 (inferred - refer to original submission)	We support the Quarry Zone Protection Overlay which is designed to address potential reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within rural areas near the Quarry Zone. (Refer to the original submission for the full reasons)/
Aggregate and Quarry Association	202	11	RLZ - Rural Lifestyle Zone	RLZ-QZPO-O1 (Protection of the quarrying activities in the Quarry Zone)	Support	Seeks to retain RLZ-QZPO-O1 (inferred - refer to original submission)	We support the Quarry Zone Protection Overlay which is designed to address potential reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within rural areas near the Quarry Zone. (Refer to the original submission for the full reasons)/
Aggregate and Quarry Association	202	12	Whole Plan	None specific	Other/Not stated	Seeks that "Council should acknowledge [river gravel extraction] and the plan should accommodate it where appropriate"	Extraction of river gravels play a major role in Hutt Cities resilience and adaptation for natural hazards. While it comes under domain of regional council, it should be acknowledged(refer to original submission for full reasons)
Aggregate and Quarry Association	202	13	Definitions	Land-based primary production	Oppose in part	Amend definition to include quarrying activities	Term is used in GRUZ-HPLO-O1. Quarrying is land-based primary production and is significantly more productive than soils used for agriculture and horticulture due to the value and scarcity of the aggregates produced relative to the value of agricultural commodities.
Carolyn Jenkins	204	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Carolyn Jenkins	204	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Carolyn Jenkins	204	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Carolyn Jenkins	204	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Carolyn Jenkins	204	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Carolyn Jenkins	204	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Carolyn Jenkins	204	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 204.12 not accepted.
Carolyn Jenkins	204	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 204.12 not accepted.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Carolyn Jenkins	204	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Carolyn Jenkins	204	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Carolyn Jenkins	204	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Carolyn Jenkins	204	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Carolyn Jenkins	204	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Carolyn Jenkins	204	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Carolyn Jenkins	204	15	Maps - SASMs	SASMs Overlay	Oppose in part	Seeks that private land is not included in the SASMs overlay	Reasons given not specific to this relief, see original submission
Joseph Hagg	205	1	SCHED1 - Heritage Buildings and Structures	H094 - 26 Patrick Street, Petone	Oppose	Delete listing H094 (26 Patrick Street) from SCHED1	Degree of modification to building and significance of historic heritage values (refer to original submission for full reasons)
Joseph Hagg	205	2	SCHED2 - Heritage Areas	HA01 - Heretaunga Settlement Heritage Area	Support	Retain 26 Patrick Street and other similar heavily modified buildings as contributing buildings within HA01 (Heretaunga Settlement Area) in SCHED2	No reasons given specific to this relief, see original submission.
Lesley and Peter Glen	206	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 6 Sheehy Grove	Oppose	Remove the Slope Assessment Overlay from 6 Sheehy Grove unless supported by specific geotechnical evidence	Impact on property values, uncertainty for property owners Lack of site-specific data and unverified risk Discourages future development within MDRZ No known history of slope instability
Lesley and Peter Glen	206	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Amend	Amend the Slope Assessment Overlay to only include properties based on site-specific assessment	Impact on property values, uncertainty for property owners Lack of site-specific data and unverified risk Discourages future development within MDRZ
Lesley and Peter Glen	206	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Other/Not stated	Seeks clear guidelines on how Council will mitigate negative impacts on property values and ensure fair treatment for property owners.	Impact on property values, uncertainty for property owners Lack of site-specific data and unverified risk

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian Peter Cassidy	207	1	Whole Plan	Whole Plan	Oppose in part	Seeks that "The way plans are formatted needs to be looked at so the information is presented in a way that is less complexly arranged and easier to search and understand". (Refer to orignal submission for context).	Complexity and useability of plan
Ian Peter Cassidy	207	2	Maps - Heritage	Heritage Areas	Support in part	Seeks that existing heritage areas are retained (inferred) and expanded, and additional heritage areas are created.	Importance of area-based preservation as well as individual listings Permanence of lost historic heritage Economic value of retained historic heritage
Ian Peter Cassidy	207	3	Hazards and Risks	Rules - Liquefaction Hazard Area	Oppose in part	Seeks that no intensification be allowed in the Liquefaction Hazard Area	Earthquake and liquefaction risk Lessons from Christchurch earthquake
Ian Peter Cassidy	207	4	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Support	Retain provision as notified	Particularly supports clauses 1-6 of policy, provides for access to sunlight and outdoor living space
Ian Peter Cassidy	207	5	MRZ - Medium Density Residential Zone	Rules	Oppose in part	Seeks "that any redevelopment of an adjoining property that involves an increase in intensification, dwelling size or height would need to be notified to the adjoining owners"	Effects on sun and privacy Property values
Patsy Jorgensen	208	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Patsy Jorgensen	208	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Patsy Jorgensen	208	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Patsy Jorgensen	208	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Patsy Jorgensen	208	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Patsy Jorgensen	208	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Patsy Jorgensen	208	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 208.12 not accepted.
Patsy Jorgensen	208	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 208.12 not accepted.
Patsy Jorgensen	208	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Patsy Jorgensen	208	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Patsy Jorgensen	208	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Patsy Jorgensen	208	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Patsy Jorgensen	208	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Patsy Jorgensen	208	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Patsy Jorgensen	208	15	NH - Natural Hazards	None	Other/Not stated	No relief requested	Evidence base for identifying natural hazards Impacts on property insurance and property values

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Elliot Gill	209	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Bhavika Naik	210	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Lyn and Keith Bromley	211	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Support in part	Seeks that the Slope Assessment Overlay mapping should differentiate between moderate and high slope failure susceptibility.	Desk analysis, not property specific, duplicates RMA and other plan provisions, could be provided outside the district plan, does not reflect detail of WSP report, no rules associated with overlay, map is misleading, effects on property value and insurance premiums, does not reflect detail of WSP report including differentiating between different levels of risk. (See original submission for full reasoning).
Lyn and Keith Bromley	211	2	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay), Natural Hazards chapter in general	Support in part	Seeks that "there should be specific instruction in the District Plan wording that the Slope Assessment Overlay is not provided for the purpose of property valuations or setting or reviewing of insurance premiums."	Desk analysis, not property specific, duplicates RMA and other plan provisions, could be provided outside the district plan, does not reflect detail of WSP report, no rules associated with overlay, map is misleading, effects on property value and insurance premiums, does not reflect detail of WSP report including differentiating between different levels of risk. (See original submission for full reasoning).
Robert Thomas Barton	212	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that "58 Waione Street Petone and the other properties on Waione Street and on the northern side of Hautonga Street" are removed from the "Site and Areas of Significance for Māori - Hikoikoi Pā"	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on iwi and hapu to much more precisely establish Pā location. (Refer to original submission for full reasons)
Robert Thomas Barton	212	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that "all private properties" are removed "from being identified as a [Site and Area of Significance to Māori]"	To uphold the sanctity of private property rights
Robert Thomas Barton	212	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 58 Waione Street	Support	Retain General Industrial Zone for 58 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mary Lynskey and Christopher Lynskey	213	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 2 Cheviot Road, Lowry Bay	Oppose in part	Remove Low and Medium Flood Hazard Overlay from 2 Cheviot Road, and other properties on the lower southern side of Cheviot Road, Lowry Bay	Site flooded 20 years ago, the site has since been recontoured to divert flood water into the stream bed, and significant work as been undertaken on the upstream stormwater network. Increased insurance premiums and decreased insurance cover.
Mary Lynskey and Christopher Lynskey	213	2	Maps - Natural and Coastal Hazard Overlays	Tsunami hazard Overlays	Oppose in part	Remove Tsunami Hazard Overlay from 2 Cheviot Road, and other properties on the lower southern side of Cheviot Road, Lowry Bay (inferred - refer to original submission)	The property is protected by a 2m high sea wall. A new sea wall is being constructed. Increased insurance premiums and decreased insurance cover.
David Grant	214	1	Maps - SASMs	All SASMs	Oppose	Seeks that "all private properties" are removed "from being identified and included as a [Site and Area of Significance to Māori]"	Evidence base supporting identification of SASM, and connection to 2 Hautonga Street Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on Council to much more precisely establish the Pā location. (Refer to original submission for full reasons)
NZ Helicopter Association	215	01	Definitions	Conservation activities	Support in part	Amend: "Species protection and conservation management work, including infrastructure maintenance, restoration and revegetation"	Reasons given not specific to this relief, see original submission
NZ Helicopter Association	215	02	Definitions	New definition - Helicopter landing area	Oppose (requesting new provision)	Add definition of helicopter landing area: "Helicopter landing area means any area of land, building, or structure used, whether wholly or partly, for helicopter movements on an intermittent temporary basis."	Definitions will help clarify difference between temporary and permanent landing areas, other reasons not specific to this relief - see original submission
NZ Helicopter Association	215	03	Definitions	New definition - Heliport	Oppose (requesting new provision)	Add definition of heliport: "Heliport means any defined area of land or water, and any defined area on a structure, intended or designed to be used either wholly or partly for the landing, departure, and surface movement of helicopters"	Definitions will help clarify difference between temporary and permanent landing areas, aligns with CAA definition, other reasons not specific to this relief - see original submission
NZ Helicopter Association	215	04	NOISE - Noise	Note on application of rules	Support in part	Delete: a. ~~Aircraft being operated above 1,000 feet (305m) above ground over the urban environment or above 500 feet (152m) above ground over the rural environment~~, Amend by deleting and adding: b. Aircraft being used ~~in~~ for agricultural aviation activities~~. , while in flight~~	Aircraft in flight better handled by CAA rules, other reasons not specific to this relief - see original submission
NZ Helicopter Association	215	05	NOISE - Noise	NOISE-R2 (Emission of noise from construction activities)	Support in part	Add advice note Noise from helicopters associated with construction work is provided for by NOISE-R2	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Helicopter Association	215	06	NOISE - Noise	NOISE-R9 (Walking and cycling tracks)	Oppose in part	Add to the rule 3. Movements from or to a site are undertaken on no more than 3 days (either consecutively or non-consecutively) over a 3-month period; and a. Movements are only undertaken between the hours of 7am and 7pm b. For the purposes of this rule a 'day' is counted where there is at least one movement although there is no limit on the number of movements which may be undertaken on that 'day'. Delete NOISE-R9 ~~1. Activity status: Permitted~~ ~~Where:~~ ~~1. The helicopter landing area is used solely:~~ ~~a. For agricultural aviation activities between dawn and dusk, on no more than 30 days in any calendar year, or~~ ~~b. In unforeseen emergencies, and~~ ~~2. The helicopter landing area is managed to comply with the recommended noise limits and noise management provisions set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas (excluding clause 4.3 Averaging).~~	NZS 6087:1994 not appropriate for temporary helicopter use, other reasons given not specific to this relief, see original submission
NZ Helicopter Association	215	07	NOSZ - Natural Open Space Zone	NOSZ-O2 (Activities in the zone)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
NZ Helicopter Association	215	08	NOSZ - Natural Open Space Zone	NOSZ-P1 (Predominant activities)	Support	Retain the policy	Reasons given not specific to this relief, see original submission
NZ Helicopter Association	215	09	NOSZ - Natural Open Space Zone	Rules - Note on application of rules	Oppose (requesting new provision)	Add a note to the rules: Section 4 (3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that meet section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lorraine Mansfield	216	1	Maps - Zoning / Residential	Medium Density Residential Zone - Stanhope Grove	Oppose in part	Rezone properties on Stanhope Grove to Large Lot Residential Zone.	Stanhope Grove with cars parked each side only allows room for one way traffic. The building of Kmart with traffic lights and at Petone Station have gridlocked Koro Cres, Hutt Road, Petone Ave and Jackson Street. Entry and exit from Korokoro is totally compromised.
Lorraine Mansfield	216	2	LLRZ - Large Lot Residential Zone	New provisions	Oppose (requesting new provision)	Seeks that the Landscape Protection provisions be sustained in relation to Stanhope Grove.	No specific reason given beyond decision requested - refer to original submission
Lorraine Mansfield	216	3	NOSZ - Natural Open Space Zone	Entire chapter	Oppose in part	Seeks that the reserve land is not further intensified or developed in relation to Stanhope Grove.	Land is not suitable for residential infill development given the slope of the land, especially the three sections either side of 32 Stanhope Grove.
Carol Clennick	217	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
R J Dickens & Co Limited	218	1	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that provisions relating to Site and Area of Significance to Māori are not implemented prior to Government reforms to the RMA (inferred - refer to original submission)	Property rights and impact on future development plans for 3 Gregory Street, Naenae
Kevin Scrimshaw	219	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Kevin Scrimshaw	219	2	Whole Plan	None	Other/Not stated	Seeks that serious concerns are considered if a rubbish tip is place in the Manor Park Community (refer to original submission for further detail)	Impacts of a rubbish dump include: • Emissions of harmful gases which can cause serious health problems to nearby residents. • High traffic flow, increasing congestion creating dangerous conditions for locals, as well as noise and air pollution, • The environmental impacts and unattractiveness will drive down property values. • The smell, noise, and site of the tip is unpleasant for those living nearby and will reduce outdoor activities • The presence of rubbish dump could discourage local investment, harm local businesses, and undermine efforts to promote the neighbourhood as a desirable place to live. (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Blake and Candia Horsley	220	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain provision as notified	It is important to Māori, and to everyone in the Hutt Valley, to have Māori heritage on the land identified, recorded and honoured.
Blake and Candia Horsley	220	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested (refer to original submission)	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Blake and Candia Horsley	220	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Blake and Candia Horsley	220	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Blake and Candia Horsley	220	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Blake and Candia Horsley	220	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot be used to erode property rights
Blake and Candia Horsley	220	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 220.12 not accepted.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Blake and Candia Horsley	220	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 220.12 not accepted.
Blake and Candia Horsley	220	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	Needs clarification to indicate no intention to provide rights over land owners to tikanga Māori on private land.
Blake and Candia Horsley	220	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Blake and Candia Horsley	220	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Blake and Candia Horsley	220	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Blake and Candia Horsley	220	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Blake and Candia Horsley	220	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Blake and Candia Horsley	220	15	Maps - SASMs	All SASMs	Oppose in part	Seeks that private land is not included within Sites and Areas of Significance to Māori "except for the purpose of documenting and publicly disclosing its historical or cultural significance".	Opposes the imposition of any legal or regulatory restrictions on private property based solely on its cultural importance to Māori
Gavin Bint	221	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Gavin Bint	221	2	Benmore Crescent - General	Benmore Crescent waste transfer station resource consent	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Noise pollution, increased traffic volume. Potential contamination of local waterways and unpleasant odour (refer to original submission)
Gavin Bint	221	3	Benmore Crescent - General	Manor Park	Oppose	Seeks that a waste management site does not occur at 30 Benmore Crescent (inferred, refer to original submission)	Noise pollution, increased traffic volume. Potential contamination of local waterways and unpleasant odour (refer to original submission)
Emma Bint	222	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Clem and Annette Thorn	223	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Clem and Annette Thorn	223	2	Maps - Zoning / Rural	General Rural Zone 30 Benmore Crescent	Support	Seeks that the General Rural Zone is retained for 30 Benmore Cresent (inferred, see original submission)	Concerned about the environmental impacts if the zoning is changed from General Rural to industrial. Including increased pollution, erosion, and degradation on of the river ecosystem, compromising its ecological health and biodiversity. Adverse effects on the existing residential housing in the Manor Park community (Refer to original submission for full reasons).
Mike Humphrey and Nic Hill	224	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 192 Normandale Road	Oppose in part	Remove the Flood Hazard Overlay from 192 Normandale Road Or alternative relief to reduce the risk level to "Low" and reduce the width of the Flood Hazard Overlay applied to the property (inferred) "to a more realistic width (e.g. a maximum of 2 metres)."	Overlay is misleading about the actual level of risk and scale of potential flooding. Accuracy of modelling and mapping. Relevant rules assume all stream corridors are at high risk of flooding. Refer to original submission for full reasons.
Jacky Cox	225	1	Maps - Zoning / Residential	Medium Density Residential Zone - 127 Hill Road	Oppose	Rezone property to Large Lot Residential Zone	Character, topography, natural features of area Infrastructure capacity (refer to original submission for full reasons)
Paul Singleton	226	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)

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David James Clode	227	1	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 26 Kowhai Street, Naenae	Oppose	Remove the High Flood Hazard Overlay from 26 Kowhai Street, Naenae	No observed flooding Restriction on development
Julie Gordon	228	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons).
Roger McMillan et al	229	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 385 Hebden Crescent	Oppose in part	Remove Slope Assessment Overlay from 385 Hebden Crescent, Kelson	Insufficient evidence of risk. Approximately one-third of the property is flat, with over 100,000 native trees planted, and no instability recorded in over 45 years.
Roger McMillan et al	229	2	Maps - Zoning / Rural	Large Lot Residential Zone - 385 Hebden Crescent	Oppose in part	Rezone 385 Hebden Crescent from residential to rural and explain why or how the residential classification was determined.	The property is incorrectly zoned as residential; it is rural in character and use.
Roger McMillan et al	229	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 385 Hebden Crescent	Oppose	Seeks that the specific geotechnical basis (e.g., soil stability reports, instability records) for applying the Slope Assessment to 385 Hebden Crescent, Kelson, is provided	The overlay lacks site-specific geotechnical evidence and relies on generalised mapping.
Roger McMillan et al	229	4	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 385 Hebden Crescent	Oppose	Seeks that there is an assessment of the how the runoff from an adjacent 17-unit subdivision contributes to hazards at 385 Hebden Crescent, and that the existing drainage requirements are enforced.	17 unit subdivision on steep adjacent land causes runoff into the property's creek, ignored by the overlay
Roger McMillan et al	229	5	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 385 Hebden Crescent	Oppose in part	Remove Slope Assessment Overlay from 385 Hebden Crescent, Kelson Or clarify the applicability of [earthworks and subdivision] rules to this property	Earthworks and subdivision rules are irrelevant to a stable, tree-planted rural property.
Claudia and John Riley	230	1a	Maps - Zoning / Rural	General Rural Zone - Crowther Road	Oppose in part	Rezone General Rural Zone properties in Crowther Road to Rural Lifestyle Zone	To match the zoning of other properties in the area. No reason to differentiate these properties from the rest of the properties on this Road, or in Moores Valley.
Claudia and John Riley	230	1b	SUB - Subdivision	None specific	Oppose in part	Seeks that subdivision and building of dwellings [on properties on Crowther Road proposed to be in the General Rural Zone - inferred] are enabled in a way comparable to other properties on Crowther Road and with smaller properties in Wainuiomata	No reason to differentiate these properties from the rest of the properties on this Road, or in Moores Valley.
Claudia and John Riley	230	2	Maps - Other	Highly Productive Land - Crowther Road	Oppose in part	Remove Highly Productive Land Overlay from [properties on Crowther Road which have been identified in the General Rural Zone] - inferred, refer to original submission	There is no highly productive land, these are all lifestyle properties without enough land to run a highly productive farm

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Claudia and John Riley	230	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks that Natural Hazard Overlays related to earthquake and landslide, are removed from [properties on Crowther Road which have been identified in the General Rural Zone] - inferred, refer to original submission	There is no risk from landslide or earthquake. The area has been through big earthquakes and flooding/storms with no slip or movement on the hills, due to the forest planted on the hills
NZ Agricultural Aviation Association	231	01	Definitions	Agricultural aviation activity	Support in part	Amend the definition by deleting and adding: means the intermittent operation of an aircraft ~~over a~~ from a rural airstrip or helicopter and UAV landing area in the rural zone or natural open space zone for primary production activities; conservation activities for biosecurity, or biodiversity purposes (including stock management); and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTAs). Aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAVs).	Clarity over activity, inappropriate for plan to control aircraft in flight, want to extend to include use of airstrips and landing areas
NZ Agricultural Aviation Association	231	02	Definitions	Conservation activities	Support	Retain the definition	Reasons given not specific to this relief, see original submission
NZ Agricultural Aviation Association	231	03	Definitions	New definition - Helicopter landing area	Oppose (requesting new provision)	Add definition of helicopter landing area: "Helicopter landing area means any area of land, building, or structure used, whether wholly or partly, for helicopter movements on an intermittent temporary basis."	Definitions will help clarify difference between temporary and permanent landing areas, other reasons not specific to this relief - see original submission
NZ Agricultural Aviation Association	231	04	Definitions	New definition - Heliport	Oppose (requesting new provision)	Add definition of heliport: "Heliport means any defined area of land or water, and any defined area on a structure, intended or designed to be used either wholly or partly for the landing, departure, and surface movement of helicopters"	Definitions will help clarify difference between temporary and permanent landing areas, aligns with CAA definition, other reasons not specific to this relief - see original submission
NZ Agricultural Aviation Association	231	05	Definitions	Primary production	Support	Retain the definition	Consistent with National Planning Standards
NZ Agricultural Aviation Association	231	06	Definitions	New definition -Rural airstrip	Oppose (requesting new provision)	Add: Rural airstrip means any defined area of land in the rural zone or natural open space zone, intended or designed to be used, whether wholly or partly, for aircraft movement where the principal use of that land is for primary production or conservation activities and is used intermittently for agricultural aviation activities.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Agricultural Aviation Association	231	07	NOISE - Noise	Note on application of rules	Support in part	Delete: a. ~~Aircraft being operated above 1,000 feet (305m) above ground over the urban environment or above 500 feet (152m) above ground over the rural environment~~, Amend by deleting and adding: b. Aircraft being used ~~in~~ for agricultural aviation activities~~. , while in flight~~	Aircraft in flight better handled by CAA rules, other reasons not specific to this relief - see original submission
NZ Agricultural Aviation Association	231	08	NOISE - Noise	NOISE-R9 (Walking and cycling tracks)	Oppose in part	Amend to remove NOISE-R9 ~~1. Activity status: Permitted~~ ~~Where:~~ ~~1. The helicopter landing area is used solely:~~ ~~a. For agricultural aviation activities between dawn and dusk, on no more than 30 days in any calendar year, or~~ ~~b. In unforeseen emergencies, and~~ ~~2. The helicopter landing area is managed to comply with the recommended noise limits and noise management provisions set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas (excluding clause 4.3 Averaging).~~	NZS 6087:1994 not appropriate for temporary helicopter use, other reasons given not specific to this relief, see original submission
NZ Agricultural Aviation Association	231	09	NOSZ - Natural Open Space Zone	NOSZ-O2 (Activities in the zone)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
NZ Agricultural Aviation Association	231	10	NOSZ - Natural Open Space Zone	NOSZ-P1 (Predominant activities)	Support	Retain the policy	Reasons given not specific to this relief, see original submission
NZ Agricultural Aviation Association	231	11	NOSZ - Natural Open Space Zone	Rules - Note on application of rules	Oppose (requesting new provision)	Add a note to the rules: Section 4 (3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that meet section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA	Reasons given not specific to this relief, see original submission
Michael Rachlin	232	1	CCSD - Strategic Direction - Climate Change and Natural Hazards	CCSD-O2 (Natural Hazards)	Oppose in part	Delete or amend in a way which achieves the purpose of the RMA and gives effect to higher order planning instruments - (an example can be found in the Porirua District Plan Appeals Version 2024, strategic objective REE-O3)	Not practical due to hazard profile of Lower Hutt, or achievable within 10 year timeframe of PDP Objective not implemented by provisions of PDP Use of term "minimise" in objective

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Michael Rachlin	232	2	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Oppose in part	Amend to delete clause (e) of the objective	Duplicates NESD-O3 Unclear what "ecologically sensitive" means and how is implemented Unlikely to be achieved through district plan alone District plan should be focused on obligations for habitats and biodiversity under ss6 and 31 of the RMA
Michael Rachlin	232	3	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Oppose in part	Amend to delete clause (g) of objective or otherwise amend to ensure that: - It recognises that the PDP cannot on its own, make the urban area “Resilient to the impacts of natural hazards and climate change”; - It recognises that the PDP on its own can only help make the urban area more resilient rather than resilient; and - That it identifies what is meant by “resilience” within the context of the Proposed District Plan.	Making an urban area "resilient" cannot be achieved by the district plan alone, it can make it "more resilient". Assumes a narrow interpretation of resilience, unclear which aspect of resiliency is proposed to be achieved Objective not implemented through provisions of PDP
Michael Rachlin	232	4	Part 2 - District Wide Matters	Relationship between Coastal Environment, Natural Hazards, Earthworks and Subdivision chapters	Oppose in part	Seeks that "natural and coastal hazards provisions are integrated across all relevant chapters, including use of consistent terms and language, and activity status for developments." (Refer to original submission).	Lack of integration resulting in inconsistencies, including in terminology and activity statuses
Michael Rachlin	232	5a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that the Flood Hazard Overlay is clearly identified and separated out based on - Overland Flow Paths, - Stream Corridors, - Ponding/inundation areas	Recognise differing hydraulic functions of overland flow paths, stream corridors, and ponding/inundation areas. Does not incorporate a risk-based approach which accounts for differences between overland flow paths, stream corridors, and ponding/inundation areas. Does not achieve purpose of RMA or give effect to the RPS
Michael Rachlin	232	5b	NH - Natural Hazards	Flood Hazard Overlay - objectives and provisions	Oppose in part	Seeks that objectives, policies and rules for managing activities in the Flood Hazard Overlay are deleted or amended to a risk-based approach which incoprorates the relief requested in 232.5a. (Refer to original submission)	Recognise differing hydraulic functions of overland flow paths, stream corridors, and ponding/inundation areas. Does not incorporate a risk-based approach which accounts for differences between overland flow paths, stream corridors, and ponding/inundation areas. Does not achieve purpose of RMA or give effect to the RPS
Michael Rachlin	232	6	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Oppose in part	Delete or amend to require avoidance of inappropriate activities in high hazard overlays	Less onerous outcomes than required for low and medium hazard overlays in NH-O2 Does not achieve purpose of RMA or give effect to higher order documents
Michael Rachlin	232	7	NH - Natural Hazards	NH-O2 (Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays)	Oppose in part	Delete or amend to require activities in these areas mitigate risk to an acceptable level based on the level of risk	Requiring activities to "minimise" risk is too onerous in low hazard overlays Not commensurate with risk-based approach Does not appropriately achieve purpose of RMA, implement s6(h) or give effect to higher order instruments

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Michael Rachlin	232	8	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Oppose in part	Amend to delete sub-clause 2(c) from the policy	Unclear why obstructions in Low Flood Hazard Overlay would result in obstructions in Medium and High Flood Hazard overlays Sub-clause 2(c) duplicates provisions in clauses 3 and 4 of the same policy, thereby not efficient or effective in implementing objectives.
Michael Rachlin	232	9	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Oppose in part	Delete or amend clauses 3 and 4 of the policy to provide clear direction	Confusion created by use of connecting words "but also" Does not efficiently or effectively implement PDP objectives
Michael Rachlin	232	10a	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Oppose in part	Delete or amend clause 4 of NH-P8 as follows: "Additions to existing buildings and structures in the Flood Hazard Overlays are managed as follows: ... 4. ~~Only allow~~Provide for additions to existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the Medium Flood Hazard Overlay ~~and High Flood Hazard Overlay~~ in all zones (excluding General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone or the Seaview Marina Zone), where it can be demonstrated that: ... b. The conveyancing of flood waters through the Medium Flood Hazard Overlay ~~and High Flood Hazard Overlay~~ is still able to occur unimpeded and is not diverted onto adjacent properties, ~~and~~ c. ~~In the High Flood Hazard Overlay the existing risk to people, buildings and infrastructure is not increased from the 1% Annual Exceedance Probability flood event.~~ ..."	"Only allow" has effect of a discretionary status. Applying to both Medium and High Hazards does not represent a risk-based approach. The policy clearly identifies the effects to be managed and a consent pathway, whereby a discretionary status is not necessary Does not efficiently or effectively implement PDP objectives, nor achieve the purpose of the RMA, nor give effect to higher order planning instruments
Michael Rachlin	232	10b	NH - Natural Hazards	New policy	Oppose (requesting new provision)	Add new policy for additions to existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the High Flood Hazard Overlay	Reasons given not specific to this relief, see original submission
Michael Rachlin	232	11	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose in part	Delete or amend clauses 4 and 5 of the policy to provide clear direction	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Michael Rachlin	232	12	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose in part	Amend to delete clause 5 or otherwise amend policy as follows: "Subdivision, use and development in the Flood Hazard Overlays are managed as follows: .... 5. ~~Only allow~~Provide for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the Medium Flood Hazard Overlay in all zones (with the exception of General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone) where: a. The risk to people and buildings on site from the 1% Annual Exceedance Probability Flood is ~~minimised~~low due to the incorporation of mitigation measures; ..."	The policy clearly identifies the effects to be managed and a consent pathway, whereby a discretionary status is not necessary Does not efficiently or effectively implement PDP objectives, nor achieve the purpose of the RMA, nor give effect to higher order planning instruments
Michael Rachlin	232	13	NH - Natural Hazards	Rules	Support in part	Add a Note at start of the Rules framework to make clear to plan users that the rules only apply to activities undertaken in that part of a site located within an Overlay	Rule framework is complex, this will help avoid confusion and aid plan administration
Michael Rachlin	232	14a	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose in part	Amend provision as follows: "Activity status: Permitted Where: a. ~~When located within a Low Flood Hazard Overlay, the~~ The finished floor levels of the ~~building are~~ addition is located above the 1% Flood Annual Exceedance Probability level, plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard."	Imposes a retrospective requirement for existing buildings NH-R8-1.a effectively requires consent for additions in the Medium Flood Hazard Overlay, this is not user friendly
Michael Rachlin	232	14b	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose in part	Amend to include a bespoke discretionary activity rule for additions in the Medium Flood Hazard Overlay. (Refer to original submission)	Imposes a retrospective requirement for existing buildings NH-R8-1.a effectively requires consent for additions in the Medium Flood Hazard Overlay, this is not user friendly

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Michael Rachlin	232	15	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Delete or amend provision as follows: - Amend rule to apply only to Medium Flood Hazard Overlay and create separate rule for High Flood Hazard Overlay -Amend NH-R9-2 (All Zones) from discretionary to restricted discretionary, with following matters of discretion; "Matters of discretion are restricted to: The matters contained in NP-P8-4."	See submission point 232.10
Michael Rachlin	232	16	NH - Natural Hazards	NH-R13 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Amend NH-R13-2 (All Zones) from discretionary to restricted discretionary , with following matters of discretion: "Matters of discretion are restricted to: The matters contained in NP-P9-5."	See submission point 232.12
Michael Rachlin	232	17	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Oppose in part	Amend to incorporate risk-based outcomes that more appropriately recognise the differing level of risk between low coastal hazard areas and medium coastal hazard areas.	The term "minimise" and applying the same outcomes to both Low and Medium hazard areas is not commensurate with a risk-based approach Does not appropriately achieve purpose of RMA, implement s6(h) or give effect to higher order instruments
Michael Rachlin	232	18	Maps - Natural and Coastal Hazard Overlays	Low Tsunami Hazard Overlay	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Michael Rachlin	232	19	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Retain as notified insofar as it relates to activities in the Low Tsunami Hazard Overlay	Appropriately implements a risk-based approach, achieves the purpose of the RMA and gives effect to higher order planning documents, insofar as it relates to Low Tsunami Hazard Overlay
Michael Rachlin	232	20	CE - Coastal Environment (Hazards)	CE-R8, CE-R9, CE-R13 to CE-R16	Support	Retain provisions as notified	These rules appropriately implement a risk-based approach
Michael Rachlin	232	21	EW - Earthworks	EW-P6 (Earthworks within Flood Hazard Overlays)	Oppose in part	Amend by replacing with risk-based policies that address the hydraulic differences between overland flowpaths, stream corridors, and ponding/inundation areas (Relates to relief requested in submission point 232.5. Refer to original submission)	The term "managing" does not provide clear direction "Overland Flowpaths" and "Stream Corridors" not defined or shown on maps Lack of policy direction, uncertainty for users Does not efficiently or effectively implement PDP objectives
Michael Rachlin	232	22	EW - Earthworks	EW-R5 (Earthworks associated with Natural Hazard Mitigation Works or Green Infrastructure within the Flood Hazard Overlays and Coastal Hazard Overlays)	Oppose in part	Amend rule to delete clause 2, and rely on remainder of earthwork rules to manage earthworks that are not for Natural Hazard Mitigation Works or Green Infrastructure and undertaken by central government, local government, or their agents	Nullifies EW-R6
Michael Rachlin	232	23	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Support	Retain provision as notified	Implements a risk-based approach

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Michael Rachlin	232	24	Definitions	New definition - Community Scale Natural Hazard Mitigation Structure	Oppose (requesting new provision)	Add a definition for Community Scale Natural Hazard Mitigation Structure	Provide certainty to assist interpretation of the permitted activity rule in EW-R7
Michael Rachlin	232	25	SUB - Subdivision	SUB-O2 (Subdivision design)	Oppose	Delete objective	Manage risk is not a clear outcome Objective is unnecessary as outcomes already set out in objectives of NH and CE chapters Does not appropriately achieve purpose of RMA or implement s6(h), nor give effect to higher order instruments
Michael Rachlin	232	26	SUB - Subdivision	SUB-P22 (Subdivision of land in natural hazard risk areas)	Oppose	Delete policy	Policy direction already set out in NH and CE chapters Does not efficiently or effectively implement PDP objectives, nor give effect to higher order planning documents
Michael Rachlin	232	27	SUB - Subdivision	SUB-R15 (Subdivision within the Medium Flood Hazard Overlay)	Oppose in part	Amend so that all subdivision within a Medium Flood Hazard Overlay is a restricted discretionary activity with the following matters of discretion: "NH-P9-5: Subdivision, use and development in the Flood Hazard Overlay"	See submission point 232.12
Michael Rachlin	232	28	SUB - Subdivision	SUB-R17 (Subdivision within the Low Tsunami Hazard Overlay)	Support	Amend to: - delete SUB-P22 from the matters of control and matters of discretion; and - add CE-15-7 to the matters of control and matters of discretion	More precise in identifying the specific part of CE-P15 that applies SUB-P22 provides no useful policy direction
Voluntary Heritage Group	233	1	SCHED1 - Heritage Buildings and Structures	Whole schedule	Oppose in part	Seeks that no more properties be designated as heritage in the final District Plan unless the owner of the property has provided agreement in writing. Or failing this, then remove any scheduled property if the owner has submitted against the proposed listing. (Refer to original submission)	Constraints and burdens imposed on landowner Impact on insurance premiums, property resale Relatively high extent of heritage protection relative to other Councils Timing in relation to resource management reform (refer to original submission for full reasons)
Voluntary Heritage Group	233	2	SCHED2 - Heritage Areas	Whole schedule	Oppose in part	Seeks that no more properties be designated as heritage in the final District Plan unless the owner of the property has provided agreement in writing. Or failing this, then remove any scheduled property if the owner has submitted against the proposed listing. (Refer to original submission)	Constraints and burdens imposed on landowner Impact on insurance premiums, property resale Relatively high extent of heritage protection relative to other Councils Timing in relation to resource management reform (refer to original submission for full reasons)
Timothy Milo Boyd	234	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 6 Waione Street and the other Waione Street fronting properties north of the western end of Marine Parade up to Kirkcaldy Street" are removed from the Site and Areas of Significance for Māori - Hikoikoi Pā and that the northern boundary of the SASM should align with Hautonga Street and the western end of Marine Parade west of Kirkcaldy Street	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on the iwi and hapu to much more precisely establish Pā location. (Refer to original submission for full reasons)
Timothy Milo Boyd	234	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that all private properties are removed from being identified as a Site and Area of Significance to Māori	To uphold private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Timothy Milo Boyd	234	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 6 Waione Street	Support	Retain General Industrial Zone for 6 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Jeremy and Lynne Speight	235	1	Maps - Zoning / Residential	Large Lot Residential Zone - 6 Crawford Grove	Oppose	Rezone property to Medium Density Residential Zone, or compensation for reduction in property value	Land parcel size Zoning of adjacent properties Topography, lack of bush Infrastructure capacity Lack of natural hazard risk Loss of property value (refer to original submission for full reasons)
Daniel Richardson	236	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Argosy Property No.1 Limited	237	01	Definitions	Activity potentially sensitive to natural hazards	Support	Retain definition	Appropriate to include industrial activities
Argosy Property No.1 Limited	237	02	Definitions	Activity most sensitive to natural hazards	Support	Retain definition	Appropriate to include hazardous facilities and major hazard facilities
Argosy Property No.1 Limited	237	03	Definitions	Industrial activities	Support	Retain definition	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	04	Definitions	Liquefaction hazard overlay	Support in part	Amend to provide a definition that clearly defines and explains the purpose of this overlay in the plan.	Insufficient to describe the scope and extent of the Liquefaction Hazard Overlay.
Argosy Property No.1 Limited	237	05	NH - Natural Hazards	Introduction	Support in part	Retain hazard rankings but introduce clear definitions of each hazard into the Natural Hazards chapter or Definition chapter of the plan.	Overlays are based on best available guidance, appropriate ranking, but does not clearly define liquefaction, fault rupture, and slope stability overlays
Argosy Property No.1 Limited	237	06	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	07	NH - Natural Hazards	NH-O3 (Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	08	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Argosy Property No.1 Limited	237	09	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	10	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	11	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	12	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	13	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	14	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Amend NH-R9 to correctly refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay. *[HCC note - this error was corrected in the PDP using the Schedule 1 cl. 16(2) power to correct minor errors on 5 March 2025]*	NH-R9 incorrectly refers to the Low Flood Hazard Overlay, where NH-R9 should refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay.
Argosy Property No.1 Limited	237	15	NH - Natural Hazards	NH-R12 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Low Flood Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	16	NH - Natural Hazards	NH-R13 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay	Oppose in part	Delete NH-R13.4 Amend NH-R13.3 to provide for the building or conversion in the Medium Flood Hazard Overlay and High Flood Hazard Overlay as a discretionary activity.	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	17	NH - Natural Hazards	NH-R15 (Additions to existing buildings and structures for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Argosy Property No.1 Limited	237	18	NH - Natural Hazards	NH-R16 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	19	CE - Coastal Environment (Hazards)	Introduction	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	20	CE - Coastal Environment (Hazards)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	21	CE - Coastal Environment (Hazards)	CE-O5 (Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	22	CE - Coastal Environment (Hazards)	CE-P8 (Risk-Based Approach)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	23	CE - Coastal Environment (Hazards)	CE-P9 (Levels of Risk)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	24	CE - Coastal Environment (Hazards)	CE-P11 (Coastal hazard mitigation works)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	25	CE - Coastal Environment (Hazards)	CE-P13 (Hard engineering coastal hazards mitigation works)	Support	Amend as follows: ~~Only allow for~~ Enable hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where: 1. There is a demonstrable risk to life, private property or existing nationally or regionally significant infrastructure from the coastal hazard ~~and it can be demonstrated that there is no practicable alternative to reduce this risk.~~	Considers that "use of language “only allow for” and “no practicable alternative to reduce risk” is too onerous and limiting in this policy. There will be contexts where hard engineering structures may be the most appropriate method to mitigate coastal hazard risk, even if there are other practicable alternatives available. "
Argosy Property No.1 Limited	237	26	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	27	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Argosy Property No.1 Limited	237	28	CE - Coastal Environment (Hazards)	CE-R9 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	29	CE - Coastal Environment (Hazards)	CE-R10 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	30	CE - Coastal Environment (Hazards)	CE-R11 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	31	CE - Coastal Environment (Hazards)	CE-R14 (Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	32	CE - Coastal Environment (Hazards)	CE-R15 (New buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	33	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	34	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend: Work with tangata whenua to manage, maintain and preserve ~~and protect~~ sites and areas of significance to Māori.	"SASM-P7 is relevant as a matter of discretion for category 1 and category 2 sites. Additional inclusion of the word “protect” is onerous and elevates category 2 sites to the same status of protection as category 1 sites. Use of the word “protect” is also unnecessary where “preserve” is included in the text."
Argosy Property No.1 Limited	237	35	SASM - Sites and Areas of Significance to Māori	New policy	Oppose (requesting new provision)	Include a new policy that provides more certainty on the engagement process for landowners, including when no response is received.	"The SASM chapter does not include a policy to address the process or timing for consultation. To provide certainty and assist landowners’ reasonable response timeframes should be included and recognition of efforts to consult should be acknowledged and taken into account. "

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Argosy Property No.1 Limited	237	36	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend SASM-P9 as follows: Use and development that ~~protects~~ recognises spiritual and cultural values ... Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Maori where it is demonstrated that the spiritual and cultural values of the site are ~~protected~~ recognised having regards to ...	"SASM-P9 is relevant as a matter of discretion for category 1 and category 2 sites. It is more appropriate for use and development to "recognise" spiritual and cultural values where a SASM overlay exists, to avoid elevating category 2 sites to the same status of protection as category 1 sites."
Argosy Property No.1 Limited	237	37	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Support in part	Amend SASM – R4 as follows: Where: a. The additions and alterations are for an existing residential activity; b. The new building or structure is less than 200m2; ~~and~~ or c. The addition or alternation to a building or structure are within an industrial/ commercial zone and are less than 200m2.	"It is appropriate that additions, alterations or new buildings or structures within a SASM are permitted for Category 2 sites. However, the permitted activity conditions need to provide for each circumstance on a singular basis as described in the relief."
Argosy Property No.1 Limited	237	38	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 39 Randwick Road, Moera	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	39	LIZ - Light Industrial Zone	Introduction	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	40	LIZ - Light Industrial Zone	Objectives LIZ-O1 to LIZ-O6	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	41	LIZ - Light Industrial Zone	Policies LIZ-P1 to LIZ-P12	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	42	LIZ - Light Industrial Zone	Buildings and structures rules LIZ-R1 to LIZ-R3	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	43	LIZ - Light Industrial Zone	Land use activities rules LIZ-R4 to LIZ-R22	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Argosy Property No.1 Limited	237	44	LIZ - Light Industrial Zone	General rules LIZ-R23 and LIZ-R24	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	45	LIZ - Light Industrial Zone	LIZ-S1 (Height)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	46	LIZ - Light Industrial Zone	Standards LIZ-S1 to LIZ-S5	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	47	GIZ - General Industrial Zone	Whole chapter	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	48	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 19 Barnes Street, Seaview	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	49	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - Area along Gracefield Road including 144, 146, 148 Hutt Park Road, 147 and 155 Gracefield Road (see original submission for map)	Oppose	Amend the planning maps to place the following lots within the General Industrial zone: Lot 1 DP 31128, Lot 2, 3, and 4 DP 41086, Lot 1 and 2 DP 11120, Lot 2 DP 11955, Lot 2 DP 11064 (see original submission for map)	Provide for a larger buffer between Heavy Industrial and other zones
Argosy Property No.1 Limited	237	50	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - Area in Gracefield bounded by Hutt Park road, Gracefield Road, Bell Road South, Parkside Road, former rail corridor (see original submission for map)	Oppose	Amend the planning maps to place the following lots within the General Industrial zone: Part Section 2 Block LIX Hutt Valley SETT, Section 3 Block LIX Hutt Valley SETT, Section 4 Block LIX Hutt Valley SETT, Lot 1 and 2 DP 20334, Section 6 Block LIX Hutt Valley SETT, Part Section 7 Block LIX Hutt Valley SETT, Lot 1 and 3 DP 79240, Lot 1 and 2 DP 475643, Lot 1 and 2 DP 469642, Lot 2, 3, 4, 5, and 6 DP 51612 (see original submission for map)	Provide for a larger buffer between Heavy Industrial and other zones
Argosy Property No.1 Limited	237	51	HIZ - Heavy Industrial Zone	Introduction	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	52	HIZ - Heavy Industrial Zone	Objectives HIZ-O1 to HIZ-O6	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	53	HIZ - Heavy Industrial Zone	Policies HIZ-P1 to HIZ-P11	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Argosy Property No.1 Limited	237	54	HIZ - Heavy Industrial Zone	Building and structures rules HIZ-R1 to HIZ-R3	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	55	HIZ - Heavy Industrial Zone	Land use activities rules HIZ-R4 to HIZ-R21	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	56	HIZ - Heavy Industrial Zone	General rules HIZ-R22 and HIZ-R23	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	57	HIZ - Heavy Industrial Zone	Standard HIZ-S1 (Height)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	58	HIZ - Heavy Industrial Zone	Standard HIZ-S1 to HIZ-S7	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Argosy Property No.1 Limited	237	59	Maps - Zoning / Residential	Medium Density Residential Zone - Area between Randwick Road, Waione Street, and Commercial/Industrial/Open Space zones, including Tirangi Road, Pitt Street, Pirie Crescent, Croft Grove, Okoutu Lane (see original submission for map)	Oppose	Amend the planning maps to place the area of Medium Density Residential zoning on the west side of Randwick Road within the High Density Residential Zone. (see original submission for map)	Consistency with 39 and 51 Randwick Road, other reasons not specific to this relief, see original submission
Claire Carmichael	238	1	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that Hutt City Council "Remove the ability for the iwi to claim rights in any form to private property [not in their ownership]" (inferred - refer to original submission)	Private property rights Significance of historical activities to current usage of land
Foodstuffs North Island	239	01	Definitions	Supermarket	Support in part	It would be simpler to refer to the floor areas within the rules rather than the definitions and not have grocery store and supermarket defined separately.	does not see a reason in the PDP for including grocery store and supermarket separately.
Foodstuffs North Island	239	02	Definitions	Grocery store	Support in part	It would be simpler to refer to the floor areas within the rules rather than the definitions and not have grocery store and supermarket defined separately.	does not see a reason in the PDP for including grocery store and supermarket separately.
Foodstuffs North Island	239	03	Definitions	Commercial activity	Support in part	Not stated, see original submission for details	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	04	Definitions	New definition - wholesale activity	Oppose (requesting new provision)	Include a definition for wholesale activities: means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	05	Definitions	New definition - large format retail	Oppose (requesting new provision)	Include a definition for large format retail.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	06	Definitions	Whole chapter (requesting addition)	Oppose (requesting new provision)	Include nesting table.	"It would be beneficial for the PDP to include a nesting table on the hierarchy of activities because would provide a logical method for organising different land use activities in a broader term."
Foodstuffs North Island	239	07	TR - Transport	TR-R3 (All activities – Trip generation)	Multiple	matters of discretion under TR-R3.2 amended as follows: Matters of discretion are restricted to: 1. The extent that the development provides for active and public transport modes. 2. Positive effects on facilitating the uptake of active and public transport modes where in relation to any matter specified in TR-P7: Positive effects. 3. The operational and functional needs of the activity to exceed the high trip generation threshold. 4. Effects on the capacity, safety, efficiency, and multi-modal function of the transport network. 5. Whether safe and effective access can be provided and maintained for emergency service vehicles to the site and within the transport network. 6. The design of transport facilities and their integration with the transport network. 7. Whether any improvements to the transport network are proposed or required as a direct result of the proposed activity, ~~and a financial contribution has been made in accordance with the provisions of the Financial Contributions chapter~~. 8. The transport needs of activities on the site. 9. Any cumulative adverse effects.	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	08	TR - Transport	TR-R3 (All activities – Trip generation)	Multiple	increase the high trip generating activity threshold for supermarkets in the Local Centre Zone, Neighbourhood Centre Zone, and Mixed Use Zone to 1500m^2.	operational demands of activities, other reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	09	TR - Transport	TR-R3 (All activities – Trip generation)	Multiple	include Wholesale retail activities within Table 8 with no threshold for all zones.	operational demands of activities, other reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	10	TR - Transport	EW-S1 (Area of earthworks)	Oppose in part	enable a larger volume of earthworks as a permitted activity within commercial and industrial zones, up to 3,000m^2 per site, per 12-month period.	This limit does not reflect the generally larger scale of sites and required earthworks to enable commercial and industrial activities.
Foodstuffs North Island	239	11	FC - Financial Contributions	Whole chapter	Oppose	seeks that the Financial Contributions chapter be removed, or at the least amended to reduce discretion and provide clearer guidance for council and developers.	"...chapter does not provide sufficient guidance as to how/when Financial Contributions would be required by Council. This leaves the discretion to Council and has the potential to disincentivise development. Further, this is in direct conflict with s108(10)(b) of the RMA as the level of contribution is not clearly determined in the PDP."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	12	CCZ - City Centre Zone	CCZ-P3 (Potentially incompatible activities)	Oppose	Not stated, see original submission for details *[HCC note - assumed to be seeking deletion of references to "Carparking at ground level on sites subject to the Active Street Frontage Overlay," in policy]*	If carparking not visible no effect on visual amenity, will deter development in zone for supermarkets that seek to provide on-site customer parking
Foodstuffs North Island	239	13	MCZ - Metropolitan Centre Zone	MCZ-P3 (Potentially incompatible activities)	Oppose	Not stated, see original submission for details *[HCC note - assumed to be seeking deletion of references to "Carparking at ground level on sites subject to the Active Street Frontage Overlay," in policy]*	If carparking not visible no effect on visual amenity, will deter development in zone for supermarkets that seek to provide on-site customer parking
Foodstuffs North Island	239	14	GIZ - General Industrial Zone	GIZ-S5 (Landscaping and screening)	Oppose in part	GIZ-S5.1 is amended by adding: "On any site subject to an Industrial Main Through Route Frontage Overlay, any new buildings shall provide the following: Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay."	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	15	GIZ - General Industrial Zone	GIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	GIZ-R3.1.b is amended by adding: "The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity, or for an existing activity on the site.	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	16	GIZ - General Industrial Zone	New rule	Oppose (requesting new provision)	"seeks that Wholesale Activities is provided for as a permitted activity in the General Industrial Zone."	Considers that "Wholesale activities are consistent with the purpose of the General Industrial Zone and are compatible with the adverse effects generated from industrial activities. Furthermore, they are typically of a scale that is consistent with industrial activity and will not undermine the hierarchy of Centres."
Foodstuffs North Island	239	17	CCZ - City Centre Zone	CCZ-S4 (Active frontages – Buildings and structures)	Oppose	No specific relief requested for identified provision, see original submission for details	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	18	CCZ - City Centre Zone	CCZ-S5 (Active frontages – Required verandahs)	Oppose	No specific relief requested for identified provision, see original submission for details	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	19	MCZ - Metropolitan Centre Zone	MCZ-S4 (Active frontages – Buildings and structures)	Oppose	No specific relief requested for identified provision, see original submission for details	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	20	MCZ - Metropolitan Centre Zone	MCZ-S5 (Active frontages – Required verandahs)	Oppose	No specific relief requested for identified provision, see original submission for details	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	21	LCZ - Local Centre Zone	LCZ-S4 (Active frontages – Buildings and structures)	Oppose	No specific relief requested for identified provision, see original submission for details	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	22	LCZ - Local Centre Zone	LCZ-S5 (Active frontages – Required verandahs)	Oppose	No specific relief requested for identified provision, see original submission for details	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	23	Maps - Other	Active Street Frontage Overlays - 114 Jackson Street, Petone	Oppose	Remove Active Street Frontage B and C from the site	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	24	Maps - Other	Active Street Frontage Overlays - 20 Brunswick Street, Hutt Central	Oppose	Remove Active Street Frontage C from the site	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	25	Maps - Other	Active Street Frontage Overlays - 43 Waterloo Road, Hutt Central	Oppose	Remove Active Street Frontage C from the site	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	26	Maps - Other	Active Street Frontage Overlays - 14 Oates Street, Stokes Valley	Oppose	Remove Active Street Frontage B from the site	Considers that "In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it can be appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity."
Foodstuffs North Island	239	27	CCZ - City Centre Zone	CCZ-R18 (Carparking activities)	Oppose	seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities. Suggested additional wording to the rules: x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or x. The parking spaces are for accessible parking or electric vehicle charging.	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	28	MCZ - Metropolitan Centre Zone	MCZ-R18 (Carparking activities)	Oppose	seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities. Suggested additional wording to the rules: x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or x. The parking spaces are for accessible parking or electric vehicle charging.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	29	LCZ - Local Centre Zone	LCZ-R13 (Carparking activities)	Oppose	seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities. Suggested additional wording to the rules: x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or x. The parking spaces are for accessible parking or electric vehicle charging.	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	30	NCZ - Neighbourhood Centre Zone	NCZ-R13 (Carparking activities)	Oppose	seeks that CCZ-R18, MCZ-R18, LCZ-R13 and NCZ-R13 should provide for reconfiguration of an existing carpark, accessible parking and electric vehicle charging spaces as permitted activities. Suggested additional wording to the rules: x. The carparking is the reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or x. The parking spaces are for accessible parking or electric vehicle charging.	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	31	CCZ - City Centre Zone	CCZ-S8 (Location and design of carparking)	Oppose	seeks that CZ-S8, MCZ-S8 and LCZ-S8 should provide for car parking that is not visible from the street frontage as a permitted activity. Suggested additional wording to the standards: or otherwise not visible at the street edge or public space	Considers that "these rules do not recognise the specific operational and functional requirement of activities, such as supermarkets in particular, which have integral back-of-house and loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.", plus other reasons not specific to this relief - see original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	32	MCZ - Metropolitan Centre Zone	MCZ-S8 (Location and design of carparking)	Oppose	seeks that CZ-S8, MCZ-S8 and LCZ-S8 should provide for car parking that is not visible from the street frontage as a permitted activity. Suggested additional wording to the standards: or otherwise not visible at the street edge or public space	Considers that "these rules do not recognise the specific operational and functional requirement of activities, such as supermarkets in particular, which have integral back-of-house and loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.", plus other reasons not specific to this relief - see original submission.
Foodstuffs North Island	239	33	LCZ - Local Centre Zone	LCZ-S8 (Location and design of carparking)	Oppose	seeks that CZ-S8, MCZ-S8 and LCZ-S8 should provide for car parking that is not visible from the street frontage as a permitted activity. Suggested additional wording to the standards: or otherwise not visible at the street edge or public space	Considers that "these rules do not recognise the specific operational and functional requirement of activities, such as supermarkets in particular, which have integral back-of-house and loading requirements as part of their store formats that are usually located at the rear of buildings with the main entrance then located at the front of the building. This restricts the opportunity to provide parking at the rear of the building to comply with these standards while creating functional site layouts.", plus other reasons not specific to this relief - see original submission.
Foodstuffs North Island	239	34	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone - 114 Jackson Street, Petone	Support	Support zoning of 114 Jackson Street, Petone as MCZ	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	35	MCZ - Metropolitan Centre Zone	Metropolitan Centre Zone - 114 Jackson Street, Petone	Support in part	Support supermarket as permitted activity on 114 Jackson Street, Petone	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	36	Maps - Zoning / Commercial and Industrial	City Centre Zone - 20 Brunswick Street, Hutt Central	Support	Support zoning of 20 Brunswick Street, Hutt Central as CCZ	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	37	CCZ - City Centre Zone	City Centre Zone - 20 Brunswick Street, Hutt Central	Support in part	Support supermarket as permitted activity on 20 Brunswick Street, Hutt Central	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	38	Maps - Zoning / Commercial and Industrial	City Centre Zone - 43 Waterloo Road, Hutt Central	Support	Support zoning of 43 Waterloo Road, Hutt Central as CCZ	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	39	CCZ - City Centre Zone	City Centre Zone - 43 Waterloo Road, Hutt Central	Support in part	Support supermarket as permitted activity on 43 Waterloo Road, Hutt Central	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Foodstuffs North Island	239	40	Maps - Zoning / Commercial and Industrial	Local Centre Zone - 14 Oates Street, Stokes Valley	Support	Support zoning of 14 Oates Street, Stokes Valley as LCZ	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	41	LCZ - Local Centre Zone	Local Centre Zone - 14 Oates Street, Stokes Valley	Support in part	Support supermarket as permitted activity on 14 Oates Street, Stokes Valley	Reasons given not specific to this relief, see original submission
Foodstuffs North Island	239	42	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 33 Bouverie Street, Petone	Support	Support zoning of 33 Bouverie Street, Petone as GIZ	Reasons given not specific to this relief, see original submission
Hamish Hill	240	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Support in part	Seeks that the method of assessment for flood risk be reviewed before the Proposed District Plan is finalised, and for properties assessed as high risk, the actual risk should be verified by accurate on-site assessments.	Given the potential significant implications (including insurance ratings) for owners, ratepayers and the Council. (refer to original submission for full details of reasons submitted).
Vincent Mullins	241	2	Maps - SASMs	All SASMs	Oppose	Seeks that "any provisions for Sites of Significance to Māori on private land" are removed (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Vincent Mullins	241	3	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that "all references to SASM in the District Plan over private land" are removed	Reasons given not specific to this relief, see original submission
Beverley and Oliver Driver	242	1	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 57a Hautana Street	Oppose	Remove the High Flood Hazard Overlay from 57a Hautana Street	Topography of site relative to street Lack of flood history Impact on insurance premiums
Ray Connon	243	1	REG - Renewable Electricity Generation	Provisions for wind turbines	Oppose	Seeks that further installation of wind turbines in the region is halted	Flow-on effects from disrupting wind-flow
RJ & CA Young	244	1	Maps - Zoning / Residential	Medium Density Residential Zone - 21 Kaitangata Crescent	Oppose in part	Rezone 21 Kaitangata Crescent, Kelson to a zone that is less enabling of development (inferred - refer to original submission)	Electricity transmission lines traverse property and effectively preclude development, in addition there is inadequate access onto property
Darcy John Nicholas	245	1	Maps - SASMs	Hillside by 5,6, 7, 8, 9 Aldersgate Grove	Oppose in part	Seeks that further development does not occur on hillside by 5, 6, 7, 8, 9 Aldersgate Grove without further research into historical site, burial grounds and land stability	Previous research undertaken
Horokiwi Quarries Ltd	246	1	Definitions	Earthworks	Support	Retain the definition	Meets National Planning Standards and applies to quarrying
Horokiwi Quarries Ltd	246	2	Definitions	Functional Need	Support	Retain the definition	Meets National Planning Standards and provides certainty to users
Horokiwi Quarries Ltd	246	3	Definitions	Quarry	Support	Retain the definition	Meets National Planning Standards and provides certainty to users
Horokiwi Quarries Ltd	246	4	Definitions	Quarrying Activities	Support	Retain the definition	Meets National Planning Standards and provides certainty to users

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Horokiwi Quarries Ltd	246	5	NESSD - Strategic Direction - Natural Environment	NESD-O3 (Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity)	Support	Retain the objective	Supports in principle and does not use "avoid".
Horokiwi Quarries Ltd	246	6	TWSD - Strategic Direction - Tangata Whenua	TWSD-O3 (Wāhi Taonga and Sites and Areas of Significance to Tangata Whenua)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	7a	INFSD - Strategic Direction - Infrastructure	INFSD-O1 to INFSD-O6	Support in part	No relief requested	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	7b	INFSD - Strategic Direction - Infrastructure	INSFD-O7 [new objective]	Oppose (requesting new provision)	Add new Strategic Objective as folllows: "INFSD-07: - The benefits of and contribution to the development of the city's infrastructure and built environment from the utilisation of the city's mineral resources from quarrying activities are recognised and provided for.	Quarrying activities are location and resource dependent resulting in specific functional needs. They are essential to construction of key infrastructure, however are not recognised as 'Infrastructure' within the PDP, and are generally not recognised or provided for. Will improvement alignment with Wellington RPS. Refer to original submission for full reasons.
Horokiwi Quarries Ltd	246	8	NH - Natural Hazards	NH-O2 (Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays)	Support	Retain the objective	Supports in principle, in that it relates to people, building and infrastructure only
Horokiwi Quarries Ltd	246	9	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support	Retain the objective	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Support in part	Seeks that clarification is provided on the application of the policy to the East Harbour Precinct, specifically whether the policy applies to the entire precinct or each individual site listed with the precinct.	Uncertainty as to the status of sand extraction areas within Sites of Significance to Māori.
Horokiwi Quarries Ltd	246	11	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support	Retain the policy	Particularly supports the policy directive to 'encourage', 'engage' and 'work with'
Horokiwi Quarries Ltd	246	12a	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Support in part	Seeks that clarification is provided on the application of the policy to the East Harbour Precinct, specifically whether the policy applies to the entire precinct or each individual site listed with the precinct.	Uncertainty as to the status of sand extraction areas are within Sites of Significance to Māori
Horokiwi Quarries Ltd	246	12b	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Support in part	Amend the policy follows: "Avoid degradation of the mauri of sites and areas listed as Ngā Awa o te Takiwā in SCHED6 – Sites and Areas of Significance to Māori as a result of the following activities: .... 4. Earthworks and land disturbance within a SASM Category 1 Site or Area of Significance to Māori. "	To reflect the permitted activity status under SASM-R2 for land disturbance within Category 2 and 3 SASM sites and areas.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Horokiwi Quarries Ltd	246	13a	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Seeks that clarification is provided on "whether the policy applies to identified sites and areas of significance to Māori within Schedule 6 and /or identified Precincts"	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	13b	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend policy as follows: "Provide for maintenance, repair, alterations, ~~construction and modification~~ development or use within sites and areas of significance to Māori where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to..."	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	14	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support	Retain the rule	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	15	NATC - Natural Character	NATC-O1 (Natural character of coastal margins and riparian margins)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	16	NATC - Natural Character	NATC-P4 (Appropriate use and development within coastal margins and riparian margins)	Support	Retain the policy	'Functional need' or 'operational need' is supported and provides for existing quarry sites.
Horokiwi Quarries Ltd	246	17	NATC - Natural Character	NATC-P5 (Inappropriate use and development within coastal margins and riparian margins)	Support in part	Retain policy NATC-P5 but clarify the application of clause 2 given it duplicates NATC-P4.2. Amend the policy to give effect to the policy directive in Policy 13 of the NZCPS.	Functional" and "operational needs" supported. Clause 2 duplicates clause 2 within NATCP5 and policy unclear, Clause 1 does not give effect to the NZCPS i requires that the effects will not have any adverse effect on natural character rather than avoiding 'significant' adverse effects on natural character that is not outstanding.
Horokiwi Quarries Ltd	246	18	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	19	NFL - Natural Features and Landscapes	NFL-P7 (Mining activities, quarrying activities and commercial forestry in Outstanding Natural Features and Landscapes)	Support in part	Amend Policy as follows: "... 1 Provide for established quarrying activities, plantation forestry and ongoing management of existing quarrying activities and plantation forestry within Outstanding Natural Features and Landscapes where: ... b) If located within the coastal environment: i) any adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED5 are avoided, recognising the existing nature of the activity."	To recognise existing quarry activities (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Horokiwi Quarries Ltd	246	20	NFL - Natural Features and Landscapes	NFL-R4 (New land use activities in Outstanding Natural Features and Landscapes)	Support in part	Amend rule title as follows: "NFL-R4: New (and existing quarry) land use activities in Outstanding Natural Features and Landscapes "	The rule framework as currently drafted has a potential gap for the existing activities. Refer to original submission for full reasons
Horokiwi Quarries Ltd	246	21	NFL - Natural Features and Landscapes	NFL-R5 (New Quarrying activities, Mining activities, and Commercial forestry in Outstanding Natural Features and Landscapes)	Support in part	Amend rule title as follows: "NFL-R5: New Quarrying activities (excluding the re-consenting of existing lawfully established quarrying activities), Mining activities, and Commercial forestry in Outstanding Natural Features and Landscapes"	As a prohibited activity, there would be no ability to assess the effects of the activity as resource consent cannot be applied for. Horokiwi therefore opposes the application of the rule to the reconsenting of its existing quarry site and activity.
Horokiwi Quarries Ltd	246	22	CE - Coastal Environment (General)	CE-O1 (Coastal Environment)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	23	CE - Coastal Environment (Hazards)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support	Retain the objective	Supports in principle on the basis it will not impact existing quarrying activities
Horokiwi Quarries Ltd	246	24	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Support	Retain the objective	Supports in principle on the basis it will not impact existing quarrying activities
Horokiwi Quarries Ltd	246	25a	CE - Coastal Environment (General)	CE-P7 (Mining, Quarrying and Forestry Activities in the Coastal Environment)	Support in part	Amend policy as follows: "New Mining, quarrying and forestry activities in the coastal environment are managed as follows: 1. Avoid the establishment of new mining, quarrying (excluding the re-consenting of existing lawfully established quarrying activities), and forestry activities within the coastal environment unless: a. Any significant adverse effects on the natural character of the Coastal Environment can be avoided...."	Avoid the reconsenting of existing quarry activities, support the use of the words functional or operational. Refer to original submission for full reasons)
Horokiwi Quarries Ltd	246	25b	Maps - Natural Environment Values Overlays	Coastal Natural Character Areas - Horokiwi Quarry	Support	No specific relief requested	Supports Horokiwi Quarry not being included as High, Very High or Outstanding Coastal Natural Character Areas.
Horokiwi Quarries Ltd	246	26	CE - Coastal Environment (General)	CE-R4 (Land use activities in the Coastal Environment)	Support	Retain the rule	Considers it provides an appropriate assessment framework and activity status

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Horokiwi Quarries Ltd	246	27	CE - Coastal Environment (General)	CE-R5 (Quarrying activities, Mining activities and Plantation forestry in the Coastal Environment)	Support in part	Amend rule title as follows: "CE-R5: New Quarrying activities (excluding the re-consenting of existing lawfully established quarrying activities), Mining activities and Plantation forestry in the Coastal Environment" OR alternative relief Seeks a restricted discretionary activity status for the reconsenting of existing lawfully established quarrying activities.	Supports in principle but seeks to avoid reconsenting of existing quarry activities
Horokiwi Quarries Ltd	246	28	GRUZ - General Rural Zone	GRUZ-O1 (Purpose and character of the zone)	Support	Retain the objective	Reasons given not specific to this relief, see original submission
Horokiwi Quarries Ltd	246	29	GRUZ - General Rural Zone	GRUZ-O2 (Activities in the zone)	Support	Retain the objective	Supports in principle, includes "functional: and "operational" in the wording.
Horokiwi Quarries Ltd	246	30	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Support	Amend policy as follows: "... 2. Potentially compatible activities include: .... e. Cleanfill and quarrying activities that support ~~rural~~ development, and ..."	Generally supports policy, in particular sub-clause 1(b)(ii) which recognises operational and functional need of a quarry activity in the zone, and sub-clause 2(e) which recognises quarrying activities as being potentially compatible in the zone. Amendment to that it is not only rural development that benefits from quarry activities
Horokiwi Quarries Ltd	246	31	GRUZ - General Rural Zone	New Rule	Oppose (requesting new provision)	Add a new rule: "GRUZ-Rxx – Existing (and reconsenting) of existing lawfully established quarrying activities 1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The effects on the amenity values of the surrounding area 2. The importance of quarrying aggregate and meeting the supply demand for the city's use 3. Dust, access and traffic 4. The matters in GRUZ-P2."	Specific recognition of the existing quarrying and its reconsenting. Recognition of existing quarry activities outside the Quarry zone is still appropriate to give effect to the RPS Objective 21 and Policy 60.
Horokiwi Quarries Ltd	246	32	GRUZ - General Rural Zone	GRUZ-R15 (Quarrying activities)	Support in part	Amend rule title as follows: "GRUZ-R15 – New Quarrying Activities"	Supports on the basis a new rule applies to existing quarrying activities (refer submission point 246.31)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Bunny Willing	247	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Bunny Willing	247	2	TR - Transport	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate "constrained traffic environment" on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Bunny Willing	247	3	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate "constrained traffic environment" on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Heritage New Zealand Pouhere Taonga	248	1	Definitions	Contributing building	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	2	Definitions	Heritage building	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	3	Definitions	Heritage structure	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	4	Definitions	Historic heritage	Support	Retain definition as notified	Same meaning as s2 in RMA
Heritage New Zealand Pouhere Taonga	248	5	Definitions	Archaeological site	Support	Retain definition as notified	Same meaning as HNZPT Act 2014
Heritage New Zealand Pouhere Taonga	248	6	Definitions	Alteration	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	7	Definitions	New definition - Maintenance	Oppose (requesting new provision)	Add definition of maintenance: "Maintenance (of a heritage building or item): means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations and additions."	The word maintenance has a common, widely understood meaning, but also a more specific meaning in relation to heritage policies and rules. A definition would be useful.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	8a	Definitions	New definition - Total demolition	Oppose (requesting new provision)	Add definition of Total demolition: "means to completely destroy or demolish."	Support usage of term in provisions
Heritage New Zealand Pouhere Taonga	248	8b	Definitions	New definition - Partial demolition	Oppose (requesting new provision)	Add definition of Partial demolition: "alterations to demolish, destroy or remove part of any building or structure."	Support usage of term in provisions
Heritage New Zealand Pouhere Taonga	248	9	Definitions	New definition - Repair	Oppose (requesting new provision)	Add definition of Repair: "Repair (of a heritage building or item): means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material"	The word repair has a common, widely understood meaning, but also a more specific meaning in relation to heritage policies and rules. A definition would be useful.
Heritage New Zealand Pouhere Taonga	248	10	Tangata Whenua	Whole Chapter	Support	Retain chapter, subject to any amendments requested by Mana Whenua	Supports chapter Recommends full and complete consultation with Mana Whenua
Heritage New Zealand Pouhere Taonga	248	11	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support	Retain objective as notified	Particularly supports clause (h)
Heritage New Zealand Pouhere Taonga	248	12	UDSD - Strategic Direction - Urban Form and Development	UDSD-O8 (Rural and Open Space Areas)	Support	Retain objective as notified	HNZPT supports this objective that seeks to maintain and enhance a city-wide network of open spaces valued for, among other things, cultural and heritage values.
Heritage New Zealand Pouhere Taonga	248	13	REG - Renewable Electricity Generation	REG-P2 (Consideration of the adverse effects of renewable electricity generation activities)	Support	Retain policy as notified	Particularly supports clause (9)
Heritage New Zealand Pouhere Taonga	248	14	REG - Renewable Electricity Generation	REG-P4 (Renewable electricity generation investigation activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	15	REG - Renewable Electricity Generation	REG-P10 (Upgrading and developing renewable electricity generation activities, in sites and areas of significance to Māori, and heritage areas and sites containing heritage buildings or heritage structures)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	16a	REG - Renewable Electricity Generation	REG-R2 (Renewable electricity generation investigation activities)	Support	Retain provsion as notified	Historic heritage managed through provisions in other chapters

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	16b	REG - Renewable Electricity Generation	REG-R3 (Upgrading, developing and operating small-scale renewable electricity generation activities – Roof-mounted structures)	Support	Retain provsion as notified	Historic heritage managed through provisions in other chapters
Heritage New Zealand Pouhere Taonga	248	17	REG - Renewable Electricity Generation	REG-R4 (Upgrading, developing and operating small-scale renewable electricity generation activities – Freestanding structures)	Support	Retain provsion as notified	Supports restricted discretionary activity status for REG-R4.3
Heritage New Zealand Pouhere Taonga	248	18	REG - Renewable Electricity Generation	REG-R6 (Community-scale renewable electricity generation activities not otherwise provided for)	Support	Retain provsion as notified	Supports restricted discretionary activity status for REG-R6.3
Heritage New Zealand Pouhere Taonga	248	19	REG - Renewable Electricity Generation	REG-R7 (Upgrading, developing and operating large-scale renewable electricity generation activities)	Support	Retain provsion as notified	Supports restricted discretionary activity status for REG-R7.1b(v) and (vi)
Heritage New Zealand Pouhere Taonga	248	20	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain policy as notified	Particularly supports in relation to effects on specified overlays
Heritage New Zealand Pouhere Taonga	248	21	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support	Retain policy as notified	Particularly supports in relation to effects on specified overlays
Heritage New Zealand Pouhere Taonga	248	22	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	23	INF - Infrastructure	Rules	Support	Retain provisions as notified	Supports provision for historic heritage in rule table
Heritage New Zealand Pouhere Taonga	248	24	INF - Infrastructure	Rules - Assessment matters for Restricted Discretionary Activities	Support	Retain provisions as notified	Particularly supports assessment matter #10
Heritage New Zealand Pouhere Taonga	248	25	HH - Historical Heritage	Introduction – Responsibilities of Heritage New Zealand Pouhere Taonga	Support	Retain introduction as notified	Supports references to HNZPT responsibilities and processes
Heritage New Zealand Pouhere Taonga	248	26	HH - Historical Heritage	HH-P1 (Identify significant historic heritage)	Support in part	Retain policy, and add the following note: "Advice Note: The values listed in HH-P1 are derived from the criteria set out in Policy 21 of the Wellington Regional Council's Regional Policy Statement for the Wellington Region."	Identifying connection to Wellington RPS Consistency with Wellington and Porirua PDPs

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	27	HH - Historical Heritage	HH-P2 (Identifying historic heritage within heritage areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	28	HH - Historical Heritage	HH-P3 (Enable maintenance and repair)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	29	HH - Historical Heritage	HH-P4 (Continued use and adaptive re-use)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	30	HH - Historical Heritage	HH-P5 (Healthy and energy efficient heritage buildings)	Support in part	Amend policy as follows: "Provide for alterations to heritage buildings and buildings in heritage areas that improve their energy efficiency or the health of the interior environment, where significant historic heritage values are protected."	Ensure policy applies to buildings in heritage areas
Heritage New Zealand Pouhere Taonga	248	31	HH - Historical Heritage	HH-P6 (Seismic strengthening, fire safety, and accessibility)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	32	HH - Historical Heritage	HH-P7 (Alterations, additions and partial demolition)	Support	Retain policy as notified	Particularly supports in relation to continued use or adaptive recuse
Heritage New Zealand Pouhere Taonga	248	33	HH - Historical Heritage	HH-P8 (Relocation within the site) HH-P9 (Relocation outside the site)	Support	Retain policies as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	34	HH - Historical Heritage	HH-P10 (New buildings and structures on the site of a heritage building or heritage structure)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	35	HH - Historical Heritage	HH-P11 (Total demolition of heritage buildings and heritage structures)	Support in part	Retain policy as notified	Particularly supports clause (b)
Heritage New Zealand Pouhere Taonga	248	36	HH - Historical Heritage	HH-P12 (Total demolition of contributing buildings or structures in heritage areas)	Oppose in part	Amend as follows: "Only allow the total demolition...where: a..... b. Total demolition: i. Is for the purpose....use of the site, and ii. Avoids significant..."	Demolition should be discouraged Avoid doubt and clarify all criteria applies (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	37	HH - Historical Heritage	HH-P13 (Redevelopment of non-contributing buildings or structures in heritage areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	38	HH - Historical Heritage	HH-P14 (New buildings and structures in heritage areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	39	HH - Historical Heritage	HH-R1 (Maintenance and repair of heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support	Retain provision as notified	Supports permitted activity status
Heritage New Zealand Pouhere Taonga	248	40	HH - Historical Heritage	HH-R2 (Alterations and additions to heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support	Retain provision as notified	Supports permitted activity status
Heritage New Zealand Pouhere Taonga	248	41	HH - Historical Heritage	HH-R3 (Partial demolition of heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support	Retain provision as notified	Supports restricted discretionary status where compliance not achieved
Heritage New Zealand Pouhere Taonga	248	42	HH - Historical Heritage	HH-R4 (Relocation of heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	43	HH - Historical Heritage	HH-R5 (Total demolition of heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support	Retain provision as notified	Supports permitted and non-complying activity statuses in rule
Heritage New Zealand Pouhere Taonga	248	44	HH - Historical Heritage	HH-R6 (New buildings and structures on sites with heritage buildings or heritage structures) HH-R7 (New buildings and structures in heritage areas)	Support	Retain provisions as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	45	HH - Historical Heritage	HH-S1 (Height in heritage areas)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	46	HH - Historical Heritage	HH-S2 (Height in relation to boundary in heritage areas)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	47	HH - Historical Heritage	HH-S3 (Setbacks in heritage areas)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	48	SASM - Sites and Areas of Significance to Māori	Objectives	Support	Retain objectives as notified, subject to Mana Whenua feedback	Promotes active participation of Mana Whenua in decision making
Heritage New Zealand Pouhere Taonga	248	49	SASM - Sites and Areas of Significance to Māori	Policies	Support	Retain policies as notified, subject to Mana Whenua feedback	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	50	SASM - Sites and Areas of Significance to Māori	Rules	Support	Retain rules as notified, subject to Mana Whenua feedback	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	51	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support in part	Amend as follows: "Where kōiwi or other artefacts are unearthed during works, those undertaking the works must: .... 4. Inform Heritage New Zealand Pouhere Taonga~~, apply for an appropriate archaeological authority, and once granted commence works in compliance with the archaeological authority~~ Obtain an assessment by a qualified archaeologist to determine whether an archaeological authority under Heritage New Zealand Pouhere Taonga Act 2014 is required."	To better reflect the archaeological authority application process
Heritage New Zealand Pouhere Taonga	248	52	SUB - Subdivision	SUB-O2 (Subdivision design)	Support	Retain objective as notified	Particularly supports clause 4
Heritage New Zealand Pouhere Taonga	248	53	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	54	SUB - Subdivision	SUB-P16 (Subdivision of land containing Heritage Buildings or Heritage Structures)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	55	SUB - Subdivision	SUB-P17 (Subdivision of land within Heritage Areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	56	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	57	SUB - Subdivision	SUB-R7 (Subdivision of land containing Heritage Buildings or Heritage Structures or land within a Heritage Area)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	58	EW - Earthworks	Introduction - Other relevant legislation and planning documents	Support	Retain introduction as notified	Supports reference to archaeological authority
Heritage New Zealand Pouhere Taonga	248	59	EW - Earthworks	EW-O1 (Earthworks)	Support	Retain objective as notified	Particularly supports clause 4
Heritage New Zealand Pouhere Taonga	248	60	EW - Earthworks	EW-P9 (Earthworks on sites with Heritage Buildings or Heritage Structures, or within Heritage Areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	61	EW - Earthworks	EW-P10 (Earthworks on Sites and in Areas of Significance to Māori)	Support	Retain policy as notified, subject to any feedback from Mana Whenua	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	62	EW - Earthworks	EW-R9 (Earthworks on sites with heritage buildings or heritage structures, or within heritage areas)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	63	EW - Earthworks	EW-R10 (Earthworks on Sites and in Areas of Significance to Māori)	Support	Retain provision as notified, subject to any feedback from Mana Whenua	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	64a	EW - Earthworks	EW-S8 (Earthworks on sites with heritage buildings or heritage structures, or within heritage areas)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	64b	EW - Earthworks	EW-S9 (Earthworks on Sites and in Areas of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	65	SIGN - Signs	SIGN-P5 (Signs on heritage buildings or heritage structures or in heritage areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	66	SIGN - Signs	SIGN-R4 (Signs on sites with scheduled heritage buildings, heritage structures, or sites within a heritage area)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	67	CCZ - City Centre Zone	CCZ-PREC2 - Civic Precinct	Support	Retain as notified (Refer to original submission).	Historic character of civic area Supports cross-reference to the historic heritage chapter
Heritage New Zealand Pouhere Taonga	248	68	MCZ - Metropolitan Centre Zone	Introduction	Support	Retain introduction as notified	Heritage values of Jackson Street
Heritage New Zealand Pouhere Taonga	248	69	MCZ - Metropolitan Centre Zone	MCZ-PREC1 - Jackson Street Character Transition Precinct	Support	Retain as notified (Refer to original submission).	Impacts on heritage areas from abutting development
Heritage New Zealand Pouhere Taonga	248	70	MCZ - Metropolitan Centre Zone	MCZ-PREC1-O1 (Purpose and character)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	71	MCZ - Metropolitan Centre Zone	MCZ-PREC1-P1 (Character values)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Heritage New Zealand Pouhere Taonga	248	72	MCZ - Metropolitan Centre Zone	MCZ-P8 (Urban design outcomes (by meeting standard or assessment) MCZ-P9 (Urban design outcomes (all significant developments))	Support in part	Retain policies as notified, provide opportunity for stakeholder input into development of design guides for Jackson Street	Urban design outcomes and heritage values to manage form and scale of development near Jackson Street Heritage Area Stakeholder input into design guides would be beneficial
Heritage New Zealand Pouhere Taonga	248	73	SCHED1 - Heritage Buildings and Structures	Whole schedule	Support	Retain content of schedule	Supports overall content and cross-references to New Zealand Heritage List / Rārangi Kōrero numbers and category.
Heritage New Zealand Pouhere Taonga	248	74	SCHED1 - Heritage Buildings and Structures	H007 - 43 Adelaide Street, Petone	Support in part	Amend as follows: List Number: 3592 ~~Historic Place Category 1~~ Historic Place Category 2	Consistency with New Zealand Heritage List
Heritage New Zealand Pouhere Taonga	248	75	SCHED1 - Heritage Buildings and Structures	H050A - 73-75 Woburn Road, Woburn	Support in part	Amend as follows: ~~73-~~75 Woburn Road, Woburn ~~Lot 1 DP 22396~~ Lot 2 DP 600122	Titles and address of property have changed
Heritage New Zealand Pouhere Taonga	248	76	SCHED1 - Heritage Buildings and Structures	H050B - 73-75 Woburn Road, Woburn	Support in part	Amend as follows: 73~~-75~~ Woburn Road, Woburn ~~Lot 1 DP 22396~~ Lot 1 DP 600122	Titles and address of property have changed
Heritage New Zealand Pouhere Taonga	248	77	SCHED1 - Heritage Buildings and Structures	H143 - Reservoir Road, Wainuiomata	Support in part	Amend to include the following: List Number: 1836, Historic Place Category 2.	Consistency with New Zealand Heritage List

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heritage New Zealand Pouhere Taonga	248	78	Schedules	New scheduled item - Old Belmont to Pauatahanui Road	Oppose (requesting new provision)	Amend either Schedule 1 or Schedule 2 to include Old Belmont to Pauatahanui Road as a heritage structure or heritage area	Item scheduled in ODP (as a site of significance to European culture), included on New Zealand Heritage List, and is a scheduled historic heritage site in Porirua PDP (refer to original submission for full reasons)
Heritage New Zealand Pouhere Taonga	248	79	SCHED2 - Heritage Areas	HA03 - Jackson Street Heritage Area - 354, 358, 360, 362 and 364 Jackson Street	Oppose	Amend the extent of the heritage area to include 354, 358, 360, 362 and 364 Jackson Street, and include these (with the exception of #354) as contributing buildings to the heritage area.	PDP is not consistent with hearing panel recommendation for PC56
Heritage New Zealand Pouhere Taonga	248	80	SCHED2 - Heritage Areas	HA06 - Matiu/Somes Island Heritage Area	Support	Retain information on Matiu/Somes Island in Schedule 2 and on the planning maps	Supports inclusion of Matiu/Somes Island as a heritage area
Heritage New Zealand Pouhere Taonga	248	81	SCHED6 - Sites and Areas of Significance to Māori	Whole schedule	Support	Retain schedule, subject to any feedback from Mana Whenua	Reasons given not specific to this relief, see original submission
Victoria and Martin Jaenecke	249	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Victoria and Martin Jaenecke	249	2	TR - Transport	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Victoria and Martin Jaenecke	249	3	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Allison Thwaite	250	1a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays Northern end of Manor Park	Support in part	Seeks that the Flood Risk Rating be dropped to Medium in the northern end of Manor Park, (refer to original submission for requested relief)	Have lived in the northern end of Manor Park for 35 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Allison Thwaite	250	1b	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Allison Thwaite	250	1c	NH - Natural Hazards	NH-O4 (Planned Natural Hazard Mitigation Works)	Support in part	Retain if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Allison Thwaite	250	1d	NH - Natural Hazards	NH-R18 (Flood Mitigation works within the Flood Hazard Overlays)	Support in part	Retain if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Allison Thwaite	250	1e	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that the Hutt City Council actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled. (Refer to original submission for full requested relief)	Have lived in the northern end of Manor Park for 15 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Allison Thwaite	250	2a	NH - Natural Hazards	NH-P1 (Risk Based Approach)	Support	Retain Policies and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Allison Thwaite	250	2b	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain Policies and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Allison Thwaite	250	2e	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain policies and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Allison Thwaite	250	3a	NH - Natural Hazards	NH-O4 Planned Natural Hazard Mitigation Works	Support in part	Retain if maintenance schedule referred to in submission is undertaken (inferred, refer to original submission for full reasons)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Allison Thwaite	250	3b	Does not relate to text or maps of the plan	None	Support in part	Seeks a regular maintenance schedule for cleaning the stormwater culverts and the stream that runs beside the stopbank in Manor Park. (refer to original submission for full requested relief)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Allison Thwaite	250	4	Maps - Energy, Infrastructure, and Transport Overlays	Road on map - formal roading from Stokes Valley into Manor Park	Oppose	Seeks the removal of formal road from Stokes Valley into Manor Park (refer to original submission for full requested relief)	No formal road should cross the Golf Course as the area concerned is marked as High-Risk Flooding Zone. (Refer to original submission for full reasons).
Allison Thwaite	250	5	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Allison Thwaite	250	6	Benmore Crescent - General	None - Benmore Crescent Waste Transfer Station	Oppose	Seeks that a waste transfer station cannot occur at Benmore Crescent, Manor Park (decision inferred, see original submission)	Effects such as noise, vibration, dust, traffic, odour Property values Draining and blocking of stream Environmental effects and effects on the river (Refer to original submission for full reasons)
Hutt Cycle Network	251	1	TR - Transport	Whole Chapter	Support in part	No specific relief sought in relation to this point	Recognises importance of mode shift, and impact of built environment on mode choices
Hutt Cycle Network	251	2	TR - Transport	Introduction	Support	Retain introduction as notified	High generating activities to encourage uptake of active and public transport modes
Hutt Cycle Network	251	3	TR - Transport	TR-P1 (Required transport facilities)	Support	Retain policy as notified	Cycle parking and end-of-trip facilities support access to active transport
Hutt Cycle Network	251	4	TR - Transport	TR-P7 (Positive effects)	Support	Retain policy as notified	Commends content of policy

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Hutt Cycle Network	251	5	TR - Transport	TR-S2 (Provision of cycle parking and end of trip facilities)	Support in part	Amend as follows: "1. For all activities in new buildings and redevelopment of existing buildings ~~which increases GFA by 10% or more~~: .... Matters of discretion if the standard is not met: 1. The availability of alternative, functional, accessible, safe, and secure cycle parking that meets the needs of the intended users. 2. If minimum rates cannot be met on site, cash developer contributions to council to fund public provisioning should be considered in the order of $500 – $1000 per bicycle parking space. ...."	Reasons given not specific to this relief, see original submission
Hutt Cycle Network	251	6	TR - Transport	TR-S3 (Design requirements for cycle parking)	Support in part	Amend as follows: "1.Cycle parking required by TR-S2: Provision of cycle parking and end of trip facilities must: ... d. Allow the cycle frame to be secured. e. Include signage that indicates the area is reserved for bicycle parking. f. Be kept clear of obstructions and rubbish. g. Be well lit. .... 3. Long-stay cycle parking required by TR-S2: Provision of cycle parking and end of trip facilities must be in a location that is: ... c. Covered either within the building for the activity or within its own structure. d. Protected via security measures such as a locked enclosure, CCTV or inclusion in security patrols. e. Inclusive of provision for e-bike charging in Residential situations."	Security measures should be provided to avoid theft Pedestrian safety Offset costs to Council of providing parking Cycle parking can be used as a dumping area It is essential that cycle parking is well lit and secure

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Hutt Cycle Network	251	7	TR - Transport	Table 1: Minimum requirements for cycle parking	Support in part	Amend as follows: Any activity in City Centre Zone, Metropolitan Centre Zone or Local Centre Zone - Short Stay parking: "~~Nil~~ 1 per 750m^2 of Net Leasable Area" Visitor accommodation: "Up to ~~10~~5 units: Nil required" Visitor accommodation - short stay spaces: "Greater than ~~10~~5 units: 1 per additional ~~20~~10 units" Visitor accommodation - long stay spaces: "Greater than ~~10~~5 units: 1 per ~~10 FTE employees~~2 units"	Providing for cycle tourists and visitors Reliance on Council to provide facilities in city centres (refer to original submission for full reasons)
Hutt Cycle Network	251	8	TR - Transport	Table 4: Design requirements for driveways	Support in part	Amend as follows: Cycle Lane - Vehicle Access Level 2 and Vehicle Access Level 3 and Level 4: "~~Shared in vehicle lane~~ A separate 1.6m wide cycle lane should be provided for each direction, or a 2.8m wide bidirectional path."	Reduce conflict with vehicles, improve safety for people on bikes and pedestrians
Hutt Cycle Network	251	9	TR - Transport	TR-S6 (Vehicle crossings – Separation distances and design)	Support in part	Amend as follows: "...5. For ~~pedestrian~~ the safety of pedestrians, people on bikes and micro mobility users, vehicle crossings must have clear visibility splays from 1.0m above ground level, as shown in Figure 2: Visibility splays and safe stopping distances. 5a. For Vehicle Access Level 1 (based on the classification in Table 2: Driveway and vehicle crossing classification), where providing the visibility splay is not practicable, then it is not required if a 75mm high speed hump is installed 1.0m from the road boundary or if convex mirrors or other monitoring and visibility devices are installed. 5b. For Vehicle Access Level 3 and 4 (based on the classification in Table 2: Driveway and vehicle crossing classification), a visibility splay of 2.0 m by 5.0 metres is required.	NZTA guidance Driver visibility and pedestrian safety (refer to original submission for full reasons)
Lisa Caddis	252	1	LLRZ - Large Lot Residential Zone	LLRZ-S5 (Setbacks)	Oppose	Delete the provision Or, reword so that accessory buildings can be built up to the front boundary	This imposes rules on landowners in an area where if the landowner had to rebuild, they would be unable to meet the district plan and would be forced to apply for an exception. It does not make sense to have a house set back 3m and a garage set back 5m. Additional unnecessary costs and delays (Refer to the original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lisa Caddis	252	2	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Oppose	Delete the provision	Not the lived experience. Imposing this on the landowner is not evidence based and puts the landowner at risk of not being able to obtain insurance. (refer to the original submission for full reasons).
Lisa Caddis	252	3	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose	Delete the provision or, seeks that HCC "undertake individual property geologist studies to prove fact at their cost"	HCC has not provided any evidence that our property is prone to landslide. We were advised by a geologist that there is a low risk for landslide. (see original submission for full reasons)
Lisa Caddis	252	4	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose	No specific relief requested	Not based on lived experience, arbitrary and not specific enough. Broad bush overlays not evidence based could make home uninsurable
Lisa Caddis	252	5	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	No specific relief requested	Not based on lived experience, arbitrary and not specific enough. Broad bush overlays not evidence based could make home uninsurable
Peter and Judy Campion	253	1	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose in part	Amend the minimum lot size for the Rural Lifestyle Zone to be 0.5 hectares or less	A number of Cottle Park Drive properties are less than 2ha - proposed plan will not enable to reduce size of these properties Rural amenity and environment can be maintained while enabling development. Utilises vacant land, reduces pressure on urban services. See original submission for full explanation. (Refer to original submission for full reasons).
Katy Cook	254	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks that if a property owners chooses to develop their land (whether in a minor way or more extensively), then each piece of land should be considered in isolation [with regard to slope hazard - inferred] and treated as such	Concerned about the blanket approach of the overlay across a number of Eastbourne properties. Will likely to result in extra expense to the ratepayer (in terms of Geotech fees, extra HCC fees, insurance levy elevations etc).
Katy Cook	254	2	ECO - Ecosystems and Indigenous Biodiversity	None specific	Other/Not stated	Seeks that HCC provide reassurance that it is not seeking to place Significant Natural Areas on private land in 2027.	Concerned that there will be return or continuation of SNA work in 2027. Increasing impingement of the local authority on private property rights. Strong opposition to SNAs last time around.
Wilfred Bearman-Riedel	255	1	SCHED6 - Sites and Areas of Significance to Māori	All SASM's	Oppose	Seeks that Sites and Areas of Significance to Māori are not included in the Proposed District Plan	Unnecessary revenue gathering on properties and an added encumbrance upon an affected title, making these properties less desirable when placed on the open market for sale. Council overreach, see original submission.
Wilfred Bearman-Riedel	255	2	ECO - Ecosystems and Indigenous Biodiversity	None specific	Oppose	Seeks that there are Significant Natural Areas are not identified over private land	Can be seen as an encumbrance on private title. Council overreach, see original submission.
M & J Walsh Partnership Ltd	256	1	Maps - Zoning / Residential	Large Lot Residential Zone - 12 Shaftesbury Grove	Oppose in part	Rezone 12 Shaftesbury Grove, Stokes Valley to Medium Density Residential Zone	Aligns with zoning sought by Plan Change 58, which is currently going through appeal process and expected to be operative by May 2025

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
M & J Walsh Partnership Ltd	256	2	Whole Plan	None specific	Other/Not stated	Seeks that any consequential changes necessary to reflect the intentions and outcomes of Plan Change 58, are made to the proposed District Plan.	Some of the site specific provisions and information requirements will no longer be required under the revised provisions and framework of the Proposed District Plan since they are now sufficiently addressed by new district-wide provisions. The matters of discretion introduced by PC 58 should be reviewed and shortened to reflect the format and style of the PDP and to avoid unnecessary duplication.
Doreen Marilyn Brown	257	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Doreen Marilyn Brown	257	2	TR - Transport	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Doreen Marilyn Brown	257	3	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Ian Roderick Brown, Doreen Marilyn Brown	258	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Ian Roderick Brown, Doreen Marilyn Brown	258	2	TR - Transport	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Ian Roderick Brown, Doreen Marilyn Brown	258	3	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Pandion Limited	259	1	Maps - Zoning / Commercial and Industrial	Local Centre Zone - 444 Cuba Street	Support	Retain 444 Cuba Street, Alicetown in the Local Centre Zone	The zoning of the site as Local Centre Zone is considered appropriate in the context of the surrounding area.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pandion Limited	259	2a	LCZ - Local Centre Zone	Active Street Frontage Overlay	Oppose in part	Seeks that the policies, rules and standards in relation to Active Street Frontages are simplified and made less restrictive.	Reasons include: •Lack of justification for application of Street Frontage overlays to almost all commercial properties in the LCZ. •Difference between Active Frontage A and Active Frontage B is unclear, •Prohibited status for new vehicle crossings overly restrictive, and •Active Frontage A appears to be only applied to two pedestrian malls.
Pandion Limited	259	2b	Maps - Other	Active Street Frontage Overlay	Oppose in part	Seeks that the Active Street Frontage Overlay C is removed or reduced from boundary of 444 Cuba Street, Alicetown with Valentine Street.	The application of the overlay along the whole of Valentine Street frontage seems unnecessary and the associated policies, rules and standards are overly complicated and restrictive.
Pandion Limited	259	3	LCZ - Local Centre Zone	Whole chapter	Oppose in part	Seeks that the provisions are amended to be clearer and more enabling.	The overall intention of the Local Centre Zone is supported. However the majority of policies, rules and standards are overly restrictive and complicated. (Refer to original submission for full reasons).
Pandion Limited	259	4	LCZ - Local Centre Zone	Introduction	Oppose in part	Seeks that paragraph 4 of the introduction is re-worded for clarity	It is unclear what is meant by 'intensive public open space'.
Pandion Limited	259	5	Maps - Other	Active Street Frontage Overlay	Oppose in part	Seeks that the application of the Active Street Frontage Overlay is reviewed and amended based on urban design evidence.	There appears to be a lack of justification and urban design evidence for the introduction of very prescriptive Active Street Frontage Overlay along almost every frontage in the Local Centre Zone. The excessive use of the overlay comes at cost of functionality for affected businesses.
Pandion Limited	259	6	LCZ - Local Centre Zone	Objectives	Oppose in part	Seeks that the objectives [inferred as specific to the Local Centre Zone chapter] are reviewed and amended to reduce their number and complexity, and are shortened and simplified to describe desired outcomes and end-state.	Overall the proposed objectives are too detailed, they not only describe the desired outcome or end state but also how to achieve it (which should be covered by the policies).
Pandion Limited	259	7a	LCZ - Local Centre Zone	LCZ-O4 (Planned character and planned urban built environment of the zone)	Oppose in part	Seeks that clause (d) of LCZ-O4 is reviewed and amended	LCZ-O4.d assumes that space at ground level is a scarce resource and, in response, prescribes restrictive provisions for its protection. This is not backed by evidence.
Pandion Limited	259	7b	LCZ - Local Centre Zone	LCZ-O4 (Planned character and planned urban built environment of the zone)	Oppose in part	Seeks that clause (f) of LCZ-O4 is reviewed and amended	It is unclear what LCZ-O4.f is trying to regulate, what constitutes a "healthy urban environment" and how this can be assessed and evaluated through a resource consent process?
Pandion Limited	259	7c	LCZ - Local Centre Zone	LCZ-O4 (Planned character and planned urban built environment of the zone)	Oppose in part	Seeks that clause (k) of LCZ-O4 is reviewed and amended	LCZ-O4.k requires the enhancement of co-location benefits. It is unclear what "co-location benefits" means and how it can be achieved.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pandion Limited	259	8	LCZ - Local Centre Zone	Policies	Oppose in part	Seeks that the policies [inferred as specific to the Local Centre Zone chapter] are reviewed and simplified	The proposed policies are overly prescriptive and convoluted.
Pandion Limited	259	9	LCZ - Local Centre Zone	LCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Oppose in part	Seeks that the number and complexity of urban design policies is reduced. Replace the proposed three urban design policies with a simplified policy framework. Shorten policies to provide clear guidance and reduce ambiguity.	The intention of providing for pedestrian safety is accepted but should be achieved through the Transport chapter. The requirement of providing for pedestrian dignity through the design of parking and loading areas, accessways and garages is opposed. It is unclear what would be the appropriate design response to provide for pedestrian "dignity" in the design of parking and accessways. Refer to original submission for full reasons.
Pandion Limited	259	10	LCZ - Local Centre Zone	LCZ-P9 (Urban design outcomes (larger developments and potentially incompatible activities))	Oppose in part	Seeks that the number and complexity of urban design policies is reduced. Replace the proposed three urban design policies with a simplified policy framework. Shorten policies to provide clear guidance and reduce ambiguity.	The intention of providing for pedestrian safety is accepted but should be achieved through the Transport chapter. The requirement of providing for pedestrian dignity through the design of parking and loading areas, accessways and garages is opposed. It is unclear what would be the appropriate design response to provide for pedestrian "dignity" in the design of parking and accessways. Refer to original submission for full reasons.
Pandion Limited	259	11	LCZ - Local Centre Zone	LCZ-P10 (Urban design outcomes (exclusions))	Oppose in part	Reduce the number and complexity of Urban Design policies. Replace the proposed three urban design policies with a simplified policy framework. Shorten policies to provide clear guidance and reduce ambiguity.	Reasons submitted include: •It is not clear on what is meant by 'where pedestrians cannot stop'. •Provision for sun access to solar panels. should be able to be considered and even encouraged. • Even if standards are met there may be situations where reduction of height or density may achieve better UD outcomes. •Should be able to consider use of modulation and variation, which are established techniques that may achieve better urban design outcomes. Refer to original submission for full reasons.
Pandion Limited	259	12a	LCZ - Local Centre Zone	LCZ-R2 (Demolition or removal of buildings and structures)	Oppose in part	Amend to make demolition a permitted activity Or alternate relief - seeks that the demolition rule is simplified to "focus on regulating identified issues"	The proposed rule relating to demolition is overly complicated and it is unclear what effects it is trying to manage – amenity effects or health and safety effects. The rule framework appears to be managing an issue that is not a critical RMA issue in the context of Lower Hutt city. (Refer to the original submission for the full reasons).
Pandion Limited	259	12b	LCZ - Local Centre Zone	LCZ-R2 (Demolition or removal of buildings and structures)	Oppose in part	Seeks to amend LCZ-R2 to remove controls that cannot be achieved through the District Plan (e.g. requiring the construction of new building within certain timeframes).	The proposed rule relating to demolition is overly complicated and it is unclear what effects it is trying to manage – amenity effects or health and safety effects. The rule framework appears to be managing an issue that is not a critical RMA issue in the context of Lower Hutt city. (Refer to the original submission for the full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pandion Limited	259	13	LCZ - Local Centre Zone	LCZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend rule to reduce the extent of Active Frontage Overlay standards (LCZ-S4 to LCZ-S7) with which compliance is required	Refers to submission points 259.20 to 259.23 for reasons
Pandion Limited	259	14a	LCZ - Local Centre Zone	LCZ-R4 (Residential activities)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZ-S7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)
Pandion Limited	259	14b	LCZ - Local Centre Zone	LCZ-R4 (Residential activities)	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	The new planning framework is looking to manage activities that are sensitive to privacy intrusion on active street frontages etc is regulatory overreach. (refer to original submission for full reasons).
Pandion Limited	259	14c	LCZ - Local Centre Zone	LCZ-R5 (Retirement villages)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZ-S7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)
Pandion Limited	259	14d	LCZ - Local Centre Zone	LCZ-R5 (Retirement villages)	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	The new planning framework is looking to manage activities that are sensitive to privacy intrusion on active street frontages etc is regulatory overreach. (refer to original submission for full reasons).
Pandion Limited	259	14e	LCZ - Local Centre Zone	LCZ-R6 (Supported residential care facilities)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZ-S7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)
Pandion Limited	259	14f	LCZ - Local Centre Zone	LCZ-R6 (Supported residential care facilities)	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	The new planning framework that is looking to manage activities that are sensitive to privacy intrusion on active street frontages etc is regulatory overreach.
Pandion Limited	259	14g	LCZ - Local Centre Zone	LCZ-R7 (Health care activities)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZ-S7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)
Pandion Limited	259	14h	LCZ - Local Centre Zone	LCZ-R8 (Visitor accommodation)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZS7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)
Pandion Limited	259	14i	LCZ - Local Centre Zone	LCZ-R8 (Visitor accommodation)	Oppose in part	Seeks that the rule is amended to include a requirement for residential units and habitable rooms to comply with newly proposed "LCZ-5: Location of residential units" (refer submission point 259.xx)	The new planning framework that is looking to manage activities that are sensitive to privacy intrusion on active street frontages etc is regulatory overreach.
Pandion Limited	259	14j	LCZ - Local Centre Zone	LCZ-R11 (Commercial activities not otherwise provided for)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZS7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)
Pandion Limited	259	14k	LCZ - Local Centre Zone	LCZ-R12 (Activities not otherwise provided for)	Oppose in part	Amend rule to delete references to LCZ-S7	The requirement to comply with LCZS7 is overly restrictive in the LCZ environment. (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pandion Limited	259	15a	LCZ - Local Centre Zone	LCZ-R13 (Carparking activities)	Oppose in part	Seeks that the rule is amended to be more permissive	Reasons given not specific to this relief, see original submission
Pandion Limited	259	15b	LCZ - Local Centre Zone	LCZ-R13 (Carparking activities)	Oppose in part	Amend LCZ-R13 such that carparking with vehicle crossing across Active Street Frontage Overlay B is a restricted discretionary activity.	The proposed non-complying activity status for carparking with vehicle crossings over Active Street Frontage Overlay B is overly restrictive. (refer to original submission for full reasons)
Pandion Limited	259	15c	LCZ - Local Centre Zone	LCZ-R13 (Carparking activities)	Oppose in part	Amend LCZ-R13 such that carparking with vehicle crossing across Active Street Frontage Overlay A is a discretionary activity.	The prohibited activity status for carparking with vehicle crossing over Active Street Frontage Overlay A assumes that the adverse effects are so significant that there is no way they can be managed, which is unrealistic in a Local Centre Zone environment. (Refer to original submission for full reasons).
Pandion Limited	259	16	LCZ - Local Centre Zone	LCZ-R23 (Servicing)	Oppose in part	Amend to better align with (reduced) Active Street Frontage requirements – remove or reduce separation distance.	The requirements are overly restrictive and leave only very limited options for vehicle crossings and site access for servicing. This creates a conflict with the requirement of this rule to keep any servicing at least 40m away from these zones.
Pandion Limited	259	17	LCZ - Local Centre Zone	Standards	Oppose in part	Seeks that the matters of discretion in the standards refer to a simiplied urban design policy, which inculdes outcomes for larger developments and potentially incompatible activities (requested relief unclear - refer to original submission)	It is unclear why the matters of discretion in a number of standards refer back to policy LCZ-P8 , but not to LCZ-P9.
Pandion Limited	259	18	LCZ - Local Centre Zone	LCZ-S2 (Height in relation to boundary - Adjoining zones)	Oppose in part	Seeks that reference to the Rural Zone and Marae Zone is removed And the matters of discretion are simplified and refined " so they are more appropriately targeted to the issue that the standard and rule is managing".	There are no shared boundaries between LCZ and Rural Zones or Marae Zones. The matters of discretion relates to developments that comply with permitted standards. The matters of discretion should simply reference the key issues that need to be managed (See original submission for full reasons).
Pandion Limited	259	19	LCZ - Local Centre Zone	LCZ-S3 (Setbacks - Adjoining zones)	Oppose in part	Seeks that reference to the Rural Zone and Marae Zone is removed And the matters of discretion are simplified and refined " so they are more appropriately targeted to the issue that the standard and rule is managing".	There are no shared boundaries between LCZ and Rural Zones or Marae Zones. The matters of discretion relates to developments that comply with permitted standards. The matters of discretion should simply reference the key issues that need to be managed (See original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pandion Limited	259	20	LCZ - Local Centre Zone	LCZ-S4 (Active frontages – Buildings and structures)	Oppose (requesting new provision)	Seeks that standards LCZ-S4 to LCZ-S6 are replaced by "one combined, succinct, easy to follow and implement standard, e.g.: LCZ-S4 - Active Street frontages 1. On any site subject to an Active Street Frontage Overlay A or B all buildings must be built up to and oriented towards the identified building line and provide a verandah that: a. Extends along the entire length of the building frontage; b. Provides continuous shelter with any adjoining veranda; and c. Has a minimum setback of 500mm from any kerb face. No verandah shall be required: d. For any scheduled heritage building e. Where the verandah would encroach on the dripline of an existing tree, or f. On any portion of a frontage with an existing vehicle crossing. 2. On any site subject to an Active Street Frontage Overlay A or B: a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and b. The principal public entrance to the building must be orientated to the front boundary. 3. On any site subject to an Active Street Frontage Overlay C: a. At least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing. Matters of discretion if the standard is breached: 1. The relevant matters in policy LCZ-PX (Urban Design Outcomes)	Reasons include: some provisions are: overly restrictive. overly complicated, convoluted, unclear , and/or unnecessary. (Refer to the original submission for full reasons).
Pandion Limited	259	21	LCZ - Local Centre Zone	LCZ-S5 (Active frontages – Required verandahs)	Oppose (requesting new provision)	Seeks that standards LCZ-S4 to LCZ-S6 are replaced by a single standard "LC-S4 - Street frontages" (Refer to submission point 259.20)	Requiring the construction of verandahs for any alteration is overly demanding and onerous. (refer to the original submission for full reasons).
Pandion Limited	259	22	LCZ - Local Centre Zone	LCZ-S6 (Active frontages – Existing vehicle crossings)	Oppose (requesting new provision)	Seeks that standards LCZ-S4 to LCZ-S6 are replaced by a single standard "LC-S4 - Street frontages" (Refer to submission point 259.20)	It is unclear what issues/effects this standard is trying to manage and why it is focused on existing vehicle crossings. The provisions for new vehicle crossings in the transport chapter are considered to be sufficient. It is unclear how a resource consent application for demolition, construction or alteration of a building can address or manage the effects on potential future road events or road closures.(Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Pandion Limited	259	23	LCZ - Local Centre Zone	LCZ-S7 (Active frontages – Land uses)	Oppose (requesting new provision)	Seeks that LCZ-S7 is replaced with a "with more succinct standard that is easy to follow and implement, e.g.: **LCZ-S5 Location of residential units** On any site subject to an Active Street Frontage Overlay 1. Any residential units and habitable rooms must be located above ground floor. Matters of discretion are restricted to: 1. The amenity and quality of the streetscape; and 2. The promotion of community safety and visual interest at the pedestrian level; 3. The ability for future conversion of the residential unit to commercial use."	This standard is overly restrictive and prevents a large number of activities from establishing in the LCZ. Refer to original submission for full reasons.
Pandion Limited	259	24	LCZ - Local Centre Zone	LCZ-S8 (Location and design of carparking)	Oppose	Seeks that the standard is amended and simplified	The proposed standard is overly complicated, creating uncertainty and providing unnecessary regulation.
Elizabeth Cole	260	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Elizabeth Cole	260	2	Energy, Infrastructure, and Transport	Highly constrained Roads	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Elizabeth Cole	260	3	Maps - Energy, Infrastructure, and Transport Overlays	Highly constrained Roads	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Michael & Sandra Fackney	262	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Michael & Sandra Fackney	262	2	Maps - Energy, Infrastructure, and Transport Overlays	Highly constrained Roads	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Michael & Sandra Fackney	262	3	Energy, Infrastructure, and Transport	Highly constrained Roads	Amend	Amend the Transport section of the Proposed Plan to delineate "constrained traffic environment" on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Moira Gough	263	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Moira Gough	263	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Moira Gough	263	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Moira Gough	263	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Moira Gough	263	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Moira Gough	263	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Moira Gough	263	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 263.12 not accepted.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Moira Gough	263	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 263.12 not accepted.
Moira Gough	263	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Moira Gough	263	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Moira Gough	263	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Moira Gough	263	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Moira Gough	263	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Moira Gough	263	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Bianca Ereatara	264	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jacob Hewitt	265	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Jaimie-Leigh and Nathaniel Cann	266	1	Maps - Zoning / Residential	MDRZ - 59 Wright Street, Wainuiomata	Oppose	Rezone 59 Wright Street, Wainuiomata as Large Lot Residential	Not a suitable property for having more than a single residential dwelling. It is steep and covered in indigenous flora. Any multistorey development would be detrimental on neighbours below. Encouraging more traffic would be detrimental to the residents of Wright Street and providing parking for further residential dwellings on the lower part of the private driveway would be unfeasible. The other four properties on the private driveway are being zoned as large lot residential area (refer to original submission for full reasons).
Jaimie-Leigh and Nathaniel Cann	266	2	NH - Natural Hazards	Whole chapter	Support	Retain chapter as notified	I strongly support the shift to risk based consideration of natural hazards in the district plan.
Christene Loweth	267	1	General District Wide Matters	Location of Coastal Environment chapter	Neutral	Seeks that Coastal Environment chapter is located under "District Wide" and not under "General". (Refer to original submission).	Difficult to find chapter. (Refer to original submission)
Christene Loweth	267	2	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays) NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Neutral	Seeks clarification of term "1% Flood Annual Exceedance Probability Level". (Refer to original submission).	What does this mean in reality? (Refer to original submission)
Christene Loweth	267	3a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks amendments to change the risk level of the “pockets” of a lower risk within a larger risk for the Flood Hazard Overlay Make the boundaries between different risk levels along property boundaries, and preferably along roads i.e. 2, 4, 8, 22 Awamutu Grove	Overlay boundaries may have issues. (Refer to original submission)
Christene Loweth	267	3b	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay	Oppose in part	Seeks amendments to change the risk level of the “pockets” of a lower risk within a larger risk for the Tsunami Hazard Overlay Make the boundaries between different risk levels along property boundaries, and preferably along roads i.e. 2, 4, 8, 22 Awamutu Grove	Overlay boundaries may have issues. (Refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christene Loweth	267	4	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support in part	Amend rule title as follows: "Additions to existing buildings and structures that contain activities potentially sensitive to natural hazards ..."	Inconsistent with other rules
Christene Loweth	267	5	NH - Natural Hazards	NH-R14 (New buildings and the conversions of existing buildings for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Amend as follows: "1. Activity status: Restricted discretionary Where: a. The new building or conversion of an existing building is for an apartment development of four storeys or ~~greater~~ less in height, and ..."	Residential buildings greater than 4 stories are restricted discretionary but buildings less than 4 stories are non-complying in a hazard area. The combination of High-Density zoning and the Flood Hazard Overlay creates conflicting management priorities, particularly with respect to civil defence and flood risk. (Refer to original submission).
Christene Loweth	267	6	NH - Natural Hazards	NH-P10 (Residential Apartments in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Amend as follows: "Provide for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where: 1. The residential apartment building is ~~at least four~~ two stories or less in height	Residential apartments greater than 4 stories or greater are restricted discretionary but buildings less than 4 stories are non-complying in a hazard area. The combination of High-Density zoning and the Flood Hazard Overlay creates conflicting management priorities, particularly with respect to civil defence and flood risk. (Refer to original submission).
Christene Loweth	267	7	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Oppose in part	Amend as follows: "Subdivision, use and development within the Liquefaction Hazard Overlay are managed as follows: 1. Allow the development of new building platforms, structures, and the adaptation of existing ~~buildings for childcare centres, retirement villages, educational institutions, hospitals, emergency service facilities, and healthcare centres~~ within the Liquefaction Hazard Overlay, provided that..."	The ability for evacuation extends beyond those listed. All activities should be Restricted Discretionary. (Refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christene Loweth	267	8	NH - Natural Hazards	NH-R17 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Oppose in part	Amend as follows: 1. Activity status: ~~Permited~~ ~~Where:~~ ~~The new building is not for a child care service, retirement village, educational facility, emergency service facility or health care activity.~~ ~~2. Activity status:~~ Restricted discretionary Where: ~~Compliance with the requirements of NH-R17.1 cannot be achieved.~~ Matters of discretion are restricted to: The relevant maters in NH-P11: Subdivision, Use and Development in the Liquefaction Hazard Overlay."	All activities should be Restricted Discretionary. The ability for evacuation extends beyond those listed. (Refer to original submission)
Christene Loweth	267	9	CE - Coastal Environment (Hazards)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Oppose in part	Amend as follows: "Subdivision, use, and development within the High Tsunami ~~Hazard Overlay~~ and High Coastal Inundation Hazard ~~Overlay reduce~~ Overlays must minimise or ~~avoid increasing the existing~~ prevent any increase in risk ~~from coastal hazards~~ to people, buildings, and infrastructure from coastal hazards."	The current Objectives and Rules are inadequate to prevent loss of life in Coastal Hazard Overlays. Stronger measures are needed to ensure safety, resilience, and emergency access in the face of coastal hazards
Christene Loweth	267	10	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Oppose in part	Amend as follows: "Subdivision, use, and development within the Low and Medium Tsunami Hazard ~~Overlay, Medium Tsunami Hazard Overlay,~~ Overlays and the Medium Coastal Inundation Hazard Overlay must minimise ~~the~~ risk ~~from natural hazards~~ to people, buildings, and infrastructure from natural hazards."	The Objectives and Rules lack the necessary strength to effectively safeguard lives within Coastal Hazard Overlays

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christene Loweth	267	11	CE - Coastal Environment (Hazards)	CE-P9 (Levels of Risk)	Oppose in part	Seeks that the policy is reworded as follows: "Ensure subdivision, use, and development effectively manage coastal hazard risks to people, buildings, and infrastructure by: 1. Avoiding new buildings and activities in the High Tsunami and High Coastal Inundation Hazard Overlays, except in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone, and the Seaview Marina Zone—where development is permitted only if there is an operational or functional need, and risks are minimised. 2. Recognising the regional significance of the General Industrial and Heavy Industrial Zones in Seaview, the Metropolitan Centre Zone in Petone, and the Seaview Marina Zone, while ensuring that development in these areas mitigates risks from coastal hazards in the Medium and High Coastal Hazard Overlays. 3. Requiring subdivision, use, and development in Low and Medium Coastal Hazard Overlays to minimise risks to people, buildings, and infrastructure. 4. Allowing development with low occupancy or low replacement value within Coastal Hazard Overlays."	The Objectives and Rules are not strong enough to protect lives in Coastal Hazard Overlays. All areas within the Low Tsunami Hazard Overlay fall within the Medium Coastal Overlay, making point 2 redundant

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christene Loweth	267	12	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Oppose in part	Seeks that the policy is reworded as follows: "Additions to existing buildings and structures in the Coastal Hazard Overlays should be managed as follows: 1 Allow additions to existing buildings and structures for activities least sensitive to natural hazards in all areas of the Coastal Hazard Overlays. 2 Provide for additions to existing buildings and structures containing activities potentially sensitive to natural hazards or activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays and High Coastal Hazard Overlays where: a. The addition is of limited size, b. The addition enables the continued use of the existing building, c. The additon incorporates measures that minimise the risk to people and buildings from coastal inundation due to sea level rise, and d. Safe pedestrian evacuation routes are available for occupants from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture. 5. Do not allow for additions to existing buildings and structures containing activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays and High Coastal Hazard - Safe pedestrian evacuation routes are available for occupants from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture."	The Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays. All areas within the Low Tsunami Hazard Overlay are also within the Medium Coastal Hazard Overlay, making point 2 redundant. (Refer to original submission).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christene Loweth	267	13	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Oppose in part	Seeks that the policy is reworded as follows: "... 1. Allow new buildings and structures in the Coastal Hazard Overlays only if they are for activities least sensitive to natural hazards. 2. Allow the conversion of existing buildings for activities potentially sensitve to natural hazards in the Coastal Hazard Overlays. 3. In the Medium and High Coastal Hazard Overlays, only allow new buildings and structures in areas like Seaview, Petone, and Seaview Marina if: o The building size is appropriate, o Measures are in place to reduce risks from coastal hazards, o Safe pedestrian evacuation routes are provided for tsunami evacuation, assuming the tsunami arrives within 30 minutes. 4. Require that new buildings in the Medium Coastal Hazard Overlay include measures to reduce risks from coastal hazards and provide safe evacuation routes. 5. Only allow new buildings in the High Coastal Hazard Overlays if: o They incorporate measures to reduce risks from coastal hazards, o Safe pedestrian evacuation routes are available in the event of a tsunami. 6. Avoid new buildings or structures in the High Coastal Hazard Overlays	Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays. All areas within the Low Tsunami Overlay are covered by the Medium Coastal Overlay, making the Low Tsunami Overlay reference redundant. (Refer to original submission).
Christene Loweth	267	14	CE - Coastal Environment (Hazards)	CE-R10 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays)	Oppose	Seeks that additions to existing buildings and structures for activities most sensitive to natural hazards not be allowed, particularly in the Medium Coastal Hazard Overlays. (Refer to original submission).	The current provisions do not adequately address the risks to people and buildings in these areas, particularly regarding evacuation safety and the potential impact of coastal hazards.
Christene Loweth	267	15	CE - Coastal Environment (Hazards)	New rule	Oppose (requesting new provision)	Add a new rule prohibiting additions to buildings for activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays. (Refer to original submission)	Adding to buildings in these areas increases the risks to people and buildings, particularly concerning evacuation safety in the event of coastal hazards.
Christene Loweth	267	16	CE - Coastal Environment (Hazards)	CE-R12 (Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays)	Oppose	Amend to change the activity status from Discretionary to Prohibited	There should be no additions to buildings for activities most sensitive to natural hazards. (Refer to original submission).
Christene Loweth	267	17a	CE - Coastal Environment (Hazards)	CE-R16 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays)	Oppose	Seeks that where new buildings replace existing ones, the combined area of the new and existing buildings should not exceed 120% of the footprint of the existing building as of 31 December 2024. In Medium and High Flood Overlays, design must prioritise land permeability. (Refer to original submission).	Will help mitigate the risk of excessive stormwater runoff, which can exacerbate flooding in areas where the stormwater system is already overwhelmed, particularly in high-density development zones with closely spaced buildings. (Refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christene Loweth	267	17b	CE - Coastal Environment (Hazards)	CE-R16 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays)	Oppose	Seeks that new buildings for activities most sensitive to natural hazards are prohibited	Reasons given not specific to this relief, see original submission
Christene Loweth	267	18	TR - Transport	None	Oppose in part	Seeks that roads are made wide enough to accommodate parked vehicles or make it mandatory for new premises to have off-street parking. (Refer to original submission).	Safety of residents, especially children. Parked vehicles impacting visibility, passing opportunities. Also would impact ability to evacuate.
Tony Brenton-Rule	268	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Tony Brenton-Rule	268	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.
Lyn Hansen and others	269	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Russel Hudson and Linda Hudson	270	1	Maps - Zoning / Residential	Medium Density Residential Zoning of 32 Park Road, Belmont, and 4 ,6 ,8, 10, 12, 12A, 14, 14A ,18, 20, 24, 26, 30, 32, 36, 38, 40, and 46 Park Road (see original submission for map)	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Limitations to site access Topography Extent of vegetation cover Accessibility for pedestrians and vehicles Low level access of commercial services Low viability for development (refer to original submission for full reasons)
Russel Hudson and Linda Hudson	270	2	TR - Transport	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Russel Hudson and Linda Hudson	270	3	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay	Amend	Amend the Transport section of the Proposed Plan to delineate “constrained traffic environment” on the lower eastern side of Park Road, commencing at #46 Park Rd south to the Park Rd/Groundsell Cres intersection	Road layout, access issues, adverse traffic effects(refer to original submission for full reasons)
Woolworths New Zealand Limited	271	1a	Whole Plan	Whole Plan, except where subject to matters raised in submission	Neutral	No relief requested	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Woolworths New Zealand Limited	271	1b	CCZ - City Centre Zone	Whole Chapter	Oppose in part	Seeks reconsideration of the CCZ framework to achieve greater alignment and support of permitted activities. (Refer to original submission).	Purpose of zone and activities provided for, conflicts with planned character and built form, listed incompatible activities and Standards Challenging to see how permitted activities such as supermarkets could feasibly develop or redevelop within parameters of Standards Objectives and policies do not recognise functional realities of some activities, thereby consent pathway will be challenging.
Woolworths New Zealand Limited	271	2	CCZ - City Centre Zone	CCZ-P3 (Potentially incompatible activities)	Oppose in part	Amend the policy direction to recognise the functional realities of activities that are best located in the City Centre Zone.	Policy identifies ground-level car parking as a potentially incompatible activity within the Active Street Frontage Overlay. Carparking is a standalone activity even when ancillary to an otherwise permitted activity This suggests the zone is only supportive of part of a land use and not those components (carparking) which allow it function Heavy focus in policy on urban design outcomes For permitted land use activities which rely on car parking to function, difficult to achieve alignment.
Woolworths New Zealand Limited	271	3	CCZ - City Centre Zone	CCZ-P6 (Role in network of commercial and industrial areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Woolworths New Zealand Limited	271	4	CCZ - City Centre Zone	CCZ-R4 (Alterations and additions to existing buildings and structures)	Oppose in part	Amend provision to create a separate permitted activity rule for 'alterations', or Amend provision so that 'alterations' are only required to achieve compliance with criteria CCZ-R4(b) and (c).	Potential for alterations to require consent, due to existing building design not complying with Active Frontage Controls, even if alteration not modifying external building form
Woolworths New Zealand Limited	271	5	CCZ - City Centre Zone	CCZ-R13 (Grocery stores and supermarkets)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Woolworths New Zealand Limited	271	6	CCZ - City Centre Zone	CCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend as follows: "Matters of discretion if the standard is breached: ... 4. ~~Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the noncompliance in relation to the effects of that activity no longer occurring at the site.~~ ..."	Not considered appropriate to consider the effects of an activity no longer occurring at the site, particularly where the overarching land use for the new activity is permitted by the plan

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Woolworths New Zealand Limited	271	7	MCZ - Metropolitan Centre Zone	Whole Chapter	Oppose in part	Seeks reconsideration of the City Centre Zone framework to achieve greater alignment and support of permitted activities. (Refer to original submission)	Purpose of zone and activities provided for, conflicts with planned character and built form, listed incompatible activities and Standards Challenging to see how permitted activities such as supermarkets could feasibly develop or redevelop within parameters of Standards Objectives and policies do not recognise functional realities of some activities, thereby consent pathway will be challenging.
Woolworths New Zealand Limited	271	8	MCZ - Metropolitan Centre Zone	MCZ-P3 (Potentially incompatible activities)	Oppose in part	Amend the policy direction to recognise the functional realities of activities that are located in the Metropolitan Centre Zone and serve the community	Policy identifies ground-level car parking as a potentially incompatible activity within the Active Street Frontage Overlay. Carparking is a standalone activity even when ancillary to an otherwise permitted activity This suggests the zone is only supportive of part of a land use and not those components (carparking) which allow it function Heavy focus in policy on urban design outcomes For permitted land use activities which rely on car parking to function, difficult to achieve alignment.
Woolworths New Zealand Limited	271	9	MCZ - Metropolitan Centre Zone	MCZ-P4 (Likely incompatible activities)	Oppose in part	Amend policy to exclude existing vehicle crossings on Active Street Frontage Overlay B, from being likely incompatible.	Where an existing vehicle crossing in the overlay, is the only crossing serving an activity, should be able to retained without being considered incompatible. Other objectives and policies are strong enough to achieve purpose without total removal of existing environment
Woolworths New Zealand Limited	271	10	MCZ - Metropolitan Centre Zone	MCZ-R4 (Alterations and additions to existing buildings and structures)	Oppose in part	Amend provision to create a separate permitted activity rule for 'alterations', or Amend provision so that 'alterations' are only required to achieve compliance with criteria MCZ-R4(b) and (c)	Potential for alterations to require consent, due to existing building design not complying with Active Frontage Controls, even if alteration not modifying external building form
Woolworths New Zealand Limited	271	11	MCZ - Metropolitan Centre Zone	MCZ-R13 (Grocery stores and supermarkets)	Support	Retain provsion as notified	Reasons given not specific to this relief, see original submission
Woolworths New Zealand Limited	271	12	MCZ - Metropolitan Centre Zone	MCZ-R14 (Integrated retail activities)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Woolworths New Zealand Limited	271	13	MCZ - Metropolitan Centre Zone	MCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend as follows: "Matters of discretion if the standard is breached: ... 4. ~~Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the noncompliance in relation to the effects of that activity no longer occurring at the site.~~ ..."	Not considered appropriate to consider the effects of an activity no longer occurring at the site, particularly where the overarching land use for the new activity is permitted by the plan

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Woolworths New Zealand Limited	271	14	MCZ - Metropolitan Centre Zone	MCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend as follows: "Matters of discretion if the standard is breached: ... 5. ~~Where the non-compliance relates to an existing activity, the ability of that activity to continue functioning if it were to comply, and the scale of the noncompliance in relation to the effects of that activity no longer occurring at the site.~~ ..."	Not considered appropriate to consider the effects of an activity no longer occurring at the site, particularly where the overarching land use for the new activity is permitted by the plan
Woolworths New Zealand Limited	271	15	MCZ - Metropolitan Centre Zone	MCZ-S6 (Active frontages – Existing vehicle crossings)	Oppose in part	Amend standard to include an exception that this standard not apply to an existing access where it is the only public vehicle access to the site. Amend matters of discretion as follows: "Matters of discretion if the standard is breached: ... 5. ~~Effects on the current or potential future ability of the road to be closed to general motor vehicle traffic.~~ ..."	As notified, the Standard does not provide for development in Active Frontage Overlay A or B, unless existing vehicle crossings are removed. Non-compliance likely even for modest development not related to vehicle access. Overly restrictive for established land uses Reference in discretion matter #5 about closing crossings has no supporting context in chapter overview, objectives or policies, unclear if means temporary or permanent closure. Closing public access to existing land uses
Woolworths New Zealand Limited	271	16	SIGN - Signs	SIGN-S2 (Combined area of signs per site)	Oppose in part	Amend as follows: ".... (2). The maximum total area of signs per site (other than official signs, temporary signs and election signs) is ~~20~~70m^2. ..."	Based on the area that is permitted per site, this combined total area is too low. Is likely to be exceeded by a single sign. Large format retail with multiple frontages often have signage on multiple facades. Modest additional signage is likely to require consent
Woolworths New Zealand Limited	271	17	NH - Natural Hazards	Whole Chapter	Support	Retain chapter as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	1	Definitions	Activity potentially sensitive to natural hazards	Support	Retain as notified	The inclusion of industrial activities and offices within this category is appropriate.
Oyster Management Limited	272	2	Definitions	Industrial Activities	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	3	Definitions	Liquefaction Hazard Overlay	Support in part	Amend to provide a definition that clearly defines and explains the purpose of this overlay in the plan.	This definition is insufficient to describe the purpose, scope and extent of the Liquefaction Hazard Overlay
Oyster Management Limited	272	4	Definitions	Slope Assessment Overlay	Support in part	Amend to provide a definition that clearly defines and explains the purpose of this overlay in the plan.	This definition is insufficient to describe the purpose, scope and extent of the Slope Assessment Overlay.
Oyster Management Limited	272	5	NH - Natural Hazards	Introduction	Support in part	Seeks that the hazard rankings are retained, but introduce clear definitions of each hazard into the Natural Hazards chapter or Definition section of the plan.	There are no clear definitions set out in the Natural Hazards chapter or in the Definitions section of the Plan, for overlays such as Liquefaction, fault rupture and slope stability (refer to original submission).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	6	NH - Natural Hazards	Introduction	Support in part	Seeks that the hazard rankings are retained, but introduce clear definitions of each hazard into the Natural Hazards chapter or Definition section of the plan.	There are no clear definitions set out in the Natural Hazards chapter or in the Definitions section of the Plan, for overlays such as liquefaction, fault rupture and slope stability (refer to original submission).
Oyster Management Limited	272	7	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support	Retain as notified	The use of “reduce or avoid increasing the existing risk” is appropriate language in NH-01.
Oyster Management Limited	272	8	NH - Natural Hazards	NH-O3 (Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay)	Support	Retain as notified	It is appropriate to include a separate objective in the plan that provides for subdivision, use and development in the Metropolitan Centre zone in Petone.
Oyster Management Limited	272	9	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain as notified	It is appropriate to include a policy that recognises the regional importance of Lower Hutt’s Metropolitan Centre Zone and ensures appropriate subdivision, use and development can continue in this zone.
Oyster Management Limited	272	10	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain as notified	It is appropriate to enable natural hazard mitigation works undertaken by Wellington Regional Council, Hutt City Council, New Zealand Transport Agency (Waka Kotahi), KiwiRail or their nominated contractors or agents.
Oyster Management Limited	272	11	NH - Natural Hazards	NH-P6 (Additions to existing buildings and structures within the Fault Location Area)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	12	NH - Natural Hazards	NH-P7 (Subdivision, use and development within the Fault Location Area)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	13	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	14	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	15	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Support	Retain as notified	It is appropriate to allow for building platforms, new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards within the Liquefaction Hazard Overlay.
Oyster Management Limited	272	16	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	17	NH - Natural Hazards	NH-R2 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area)	Support	Retain as notified	The activity categorisations, permitted activity conditions, and matters of discretion set out in NH-R2 are appropriate within the poorly constrained or uncertain constrained areas of the Fault Location Area.
Oyster Management Limited	272	18	NH - Natural Hazards	NH-R5 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area)	Support	Retain as notified.	The activity categorisations, matters of control and matters of discretion set out in NH-R5 are appropriate within the poorly constrained or uncertain constrained areas of the Fault Location Area
Oyster Management Limited	272	19	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Amend NH-R9 to correctly refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay.	NH-R9 incorrectly refers to the Low Flood Hazard Overlay, where NH-R9 should refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay.
Oyster Management Limited	272	20	NH - Natural Hazards	NH-R12 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Low Flood Hazard Overlay)	Support	Retain as notified	It is appropriate to provide that in all zones, new buildings and structures and the conversions of existing buildings for activities potentially sensitive to natural hazards is a permitted activity where it complies with the finished floor level control, and otherwise is restricted-discretionary.
Oyster Management Limited	272	21	NH - Natural Hazards	NH-R13 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose in part	Seeks that clause (3) of the rule is amended to "provide for the building or conversion in the Medium Flood Hazard Overlay and High Flood Hazard Overlay as a discretionary activity", and to delete clause (4)	The activity categorisations, permitted activity conditions and matters of discretion in NH-R13.1 and NH-R13.2 are appropriate within the Metropolitan Centre zone in Petone for new buildings and structures and conversions within the Medium Flood Hazard Overlay and High Flood Hazard Overlay
Oyster Management Limited	272	22	NH - Natural Hazards	NH-R15 (Additions to existing buildings and structures for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified	It is appropriate to permit the addition of existing buildings and structures for activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	23	NH - Natural Hazards	NH-R16 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified	It is appropriate to permit new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay
Oyster Management Limited	272	24	CE - Coastal Environment (General)	Introduction	Support	Retain as notified	The clear and consistent hazard rankings and definitions of the Coastal Hazard Overlays in the Coastal Environment chapter are supported.
Oyster Management Limited	272	25	CE - Coastal Environment (General)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support	Retain as notified	The use of "reduce or avoid increasing the existing risk" is appropriate language in CE-O3
Oyster Management Limited	272	26	CE - Coastal Environment (General)	CE-O5 (Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area)	Support	Retain as notified	It is appropriate to include a separate objective in the plan that provides for subdivision, use and development in the Metropolitan Centre zone of Petone.
Oyster Management Limited	272	27	CE - Coastal Environment (General)	CE-P8 (Risk-Based Approach)	Support	Retain as notified	It is appropriate to take a risk-based approach to the management of subdivision, use and development within areas subject to coastal hazards.
Oyster Management Limited	272	28	CE - Coastal Environment (General)	CE-P9 (Levels of Risk)	Support	Retain as notified	It is appropriate to include a policy that recognises the regional importance of Lower Hutt's Metropolitan Centre zone and ensures appropriate subdivision, use and development can continue in this zone.
Oyster Management Limited	272	29	CE - Coastal Environment (General)	CE-P11 (Coastal hazard mitigation works)	Support	Retain as notified	It is appropriate to enable coastal hazard mitigation works undertaken by central government, local government or their agents.
Oyster Management Limited	272	30	CE - Coastal Environment (General)	CE-P13 (Hard engineering coastal hazards mitigation works)	Support in part	Amend as follows: "~~Only allow for~~ Enable hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where: 1. There is a demonstrable risk to life, private property or existing nationally or regionally significant infrastructure from the coastal hazard ~~and it can be demonstrated that there is no practicable alternative to reduce this risk~~. ..."	The use of language "only allow for" and "no practicable alternative to reduce risk" is too onerous and limiting in this policy. (See original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	31	CE - Coastal Environment (General)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	32	CE - Coastal Environment (General)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	33	CE - Coastal Environment (General)	CE-R9 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay)	Support	Retain as notified	It is appropriate to permit additions to existing buildings and structures for activities potentially sensitive to natural hazards in the Low Coastal Hazard Overlay.
Oyster Management Limited	272	34	CE - Coastal Environment (General)	CE-R10 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays)	Support	Retain as notified	The activity categorisations, permitted activity conditions and matters of discretion set out in CE-R10 are appropriate.
Oyster Management Limited	272	35	CE - Coastal Environment (General)	CE - R11 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays)	Support	Retain as notified.	It is appropriate for additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays to have an activity status of restricted discretionary.
Oyster Management Limited	272	36	CE - Coastal Environment (General)	CE-R14 (Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified	It is appropriate to permit the conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays.
Oyster Management Limited	272	37	CE - Coastal Environment (Hazards)	CE-R15 (New buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified	The general approach to activity categorisation, permitted activity conditions and matters of discretion in CE-R15 is supported.
Oyster Management Limited	272	38	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Support	Retain as notified	It is appropriate to avoid, remedy or mitigate the adverse effects of subdivision use or development on category 2 Sites and Areas of Significance to Māori (SASM).
Oyster Management Limited	272	39	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend SASM-P7 as follows: "Work with tangata whenua to manage, maintain and preserve ~~and protect~~ sites and areas of significance to Māori. "	Inclusion of the word “protect” is onerous and elevates category 2 sites to the same status of protection as category 1 sites. Use of the word “protect” is also unnecessary where “preserve” is included in the text. “Protect” should be deleted from this policy.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	40	SASM - Sites and Areas of Significance to Māori	SASM - PX	Oppose (requesting new provision)	Add a new policy that provides more certainty on the engagement process for landowners, including when no response is received	The SASM chapter does not include a policy to address the process or timing for consultation. To provide certainty and assist landowners' reasonable response timeframes should be included and recognition of efforts to consult should be acknowledged and taken into account.
Oyster Management Limited	272	41	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend SASM-P9 as follows: "SASM-P9: Use and development that ~~protects~~ recognises spiritual and cultural value Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori where it is demonstrated that the spiritual and cultural values of the site are ~~protected~~ recognised having regards to... "	It is more appropriate for use and development to "recognise" spiritual and cultural values where a SASM overlay exists, to avoid elevating category 2 sites to the same status of protection as category 1 sites.
Oyster Management Limited	272	42	SASM - Sites and Areas of Significance to Māori	SASM–R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Support in part	Amend SASM – R4 as follows: "...Where: a. The additions and alterations are for an existing residential activity; b. The new building or structure is less than 200m^2; ~~and~~ or c. The addition or alternation to a building or structure are within an industrial/commercial zone and are less than 200m2."	It is appropriate that additions, alterations or new buildings or structures within a SASM are permitted for Category 2 sites. However, the permitted activity conditions need to provide for each circumstance on a singular basis as described in the relief.
Oyster Management Limited	272	43	Maps - Zoning / Commercial and Industrial	City Centre Zone - 270 High Street, Hutt Central	Support	Retain City Centre Zone for 270 High Street, Hutt Central as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	44	CCZ - City Centre Zone	CCZ-O1 to CCZ-O5	Support	Retain objectives as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	45	CCZ - City Centre Zone	CCZ-P1 to CCZ-P7	Support	Retain policies as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	46	CCZ - City Centre Zone	CCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support	Retain as notified	The urban design outcomes (by meeting standard or assessment) described in CCZ-P8 are appropriate and supported.
Oyster Management Limited	272	47	CCZ - City Centre Zone	CCZ-P9 (Urban design outcomes (all significant developments))	Support	Retain as notified	The urban design outcomes (all significant developments) described in CCZ-P9 are appropriate and supported.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	48	CCZ - City Centre Zone	CCZ-P10 (Health care activities)	Support	Retain as notified	The urban design outcomes (exclusions) described in CCZ-P10 are appropriate and supported.
Oyster Management Limited	272	49	CCZ - City Centre Zone	CCZ-R13 (Grocery stores and supermarkets)	Support	Retain as notified	It is appropriate to permit grocery stores and supermarkets.
Oyster Management Limited	272	50	CCZ - City Centre Zone	CCZ-R14 (Integrated retail activities)	Support in part	Seeks that clause 1(a) is deleted and that there is no retail cap for integrated retail development in the City Centre Zone	It is appropriate to permit integrated retail activities but there should be no gross floor area limit for retail in the City Centre zone.
Oyster Management Limited	272	51	CCZ - City Centre Zone	CCZ-R15 (Retail activities not otherwise provided for)	Support in part	Amend rule to either delete clause 1(a) or amend clause 1(a) to increase the gross floor area for a single store to more than 4,000m^2.	It is appropriate to permit retail activities not otherwise provided for but there should be no gross floor area limit in the City Centre zone.
Oyster Management Limited	272	52	CCZ - City Centre Zone	CCZ-R16 (Commercial activities not otherwise provided for)	Support	Retain as notified	This activity rule is appropriate, including in relation to CCZ-S7.
Oyster Management Limited	272	53	CCZ - City Centre Zone	CCZ-S4 (Active frontages – Buildings and structures)	Support	Retain as notified	This standard appropriately provides for active street frontages within the City Centre zone.
Oyster Management Limited	272	54	CCZ - City Centre Zone	CCZ-S7 (Active frontages – land uses)	Support	Retain as notified	This standard is appropriate within the City Centre zone for land subject to the Active Street Frontage Overlay.
Oyster Management Limited	272	55	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone - 106-110 Jackson Street, Petone	Support	Retain the Metropolitan Centre Zone for 106-110 Jackson Street, Petone as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	56	Maps - Other	Jackson Street Character Transition Precinct	Oppose	Delete the Jackson Street Character Transition Precinct from the planning maps.	The definition of the Jackson Street Character Transition Precinct is onerous for landowners and developers in the west end of Jackson Street where big box retail is predominant and there are limited existing heritage values. (See original submission for full reasons)
Oyster Management Limited	272	57	MCZ - Metropolitan Centre Zone	Introduction / MCZPREC1	Oppose	Delete all references to the Jackson Street Character Transition Precinct in the Metropolitan Centre Zone chapter.	The definition of the Jackson Street Character Transition Precinct is onerous for landowners and developers in the west end of Jackson Street where big box retail is predominant and there are limited existing heritage values. (See original submission for full reasons)
Oyster Management Limited	272	58	MCZ - Metropolitan Centre Zone	MCZ–O1 to MCZ-O4	Support	Retain objectives as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	59	MCZ - Metropolitan Centre Zone	MCZ-PREC1-01 (Purpose and character)	Oppose	Seeks that MCZ-PREC1-01 and related provisions that give effect to the Jackson Street Character Transition Precinct are deleted	The Jackson Street Character Transition Precinct is onerous for landowners and developers in the west end of Jackson Street, where big box retail is predominant and there are limited existing heritage values. (Refer to original submission for full reasons)
Oyster Management Limited	272	60	MCZ - Metropolitan Centre Zone	MCZ-PREC1-P1 (Character values)	Oppose	Seeks that MCZ-PREC1-P1 and related provisions that give effect to the Jackson Street Character Transition Precinct are deleted	This policy is onerous for the reasons outlined in submission point 272.59
Oyster Management Limited	272	61	MCZ - Metropolitan Centre Zone	MCZ-P1 to MCZ-P7	Support	Retain policies as notified	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	62	MCZ - Metropolitan Centre Zone	MCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support	Retain as notified	The urban design outcomes (all significant developments) described in MCZ-P8 are appropriate and supported.
Oyster Management Limited	272	63	MCZ - Metropolitan Centre Zone	MCZ-P9 (Urban design outcomes (all significant developments))	Support	Retain as notified.	The urban design outcomes (all significant developments) described in MCZ-P9 are appropriate and supported.
Oyster Management Limited	272	64	MCZ - Metropolitan Centre Zone	MCZ-P10 (Urban design outcomes (exclusions))	Support	Retain as notified	The urban design outcomes (exclusions) described in MCZ-P10 are appropriate and supported.
Oyster Management Limited	272	65	MCZ - Metropolitan Centre Zone	MCZ-R13 (Grocery stores and supermarkets)	Support in part	Retain as notified	It is appropriate to permit grocery stores and supermarkets.
Oyster Management Limited	272	66	MCZ - Metropolitan Centre Zone	MCZ-R14 (Integrated retail activities)	Support in part	Seeks that clause 1(a) is deleted and that there is no integrated retail cap in the Metropolitan Centre zone.	It is appropriate to permit integrated retail activities but there should be no gross floor area limit in the Metropolitan Centre zone.
Oyster Management Limited	272	67	MCZ - Metropolitan Centre Zone	MCZ-R15 (Retail activities not otherwise provided for)	Support in part	Amend rule to either delete clause 1(a) or otherwise amend clause 1(a) to increase the gross floor area limit for individual retail stores to more than 1,000m^2.	It is appropriate to permit retail activities not otherwise provided for but there should be no gross floor area limit in the Metropolitan Centre zone.
Oyster Management Limited	272	68	MCZ - Metropolitan Centre Zone	MCZ-R16 (Commercial activities not otherwise provided for)	Support in part	Seeks that clause 1(b) is deleted and that tehre is no commercial area activity cap in the Metropolitan Centre Zone	This activity rule is appropriate, including in relation to MCZ-S7. However, there should be no gross floor area limit for commercial activities in the Metropolitan Centre zone.
Oyster Management Limited	272	69	MCZ - Metropolitan Centre Zone	MCZ-S1 (Height)	Support	Retain as notified	It is appropriate to not require a maximum height limit above ground level within the Metropolitan Centre zone.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Oyster Management Limited	272	70	MCZ - Metropolitan Centre Zone	MCZ-S7 (Active frontages – Land uses)	Support	Retain as notified	This standard is appropriate within the plan for sites subject to the Active Street Frontage Overlay.
Oyster Management Limited	272	71	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 75 Wainui Road, Waiwhetū	Support	Retain General Industrial Zone for 75 Wainui Road, Waiwhetū	Reasons given not specific to this relief, see original submission
Oyster Management Limited	272	72	GIZ - General Industrial Zone	GIZ–R1 (Repair and maintenance of buildings and structures)	Support	Retain as notified	Repair and maintenance of buildings should be permitted.
Oyster Management Limited	272	73	GIZ - General Industrial Zone	GIZ–R2 (Demolition or removal of buildings and structures)	Support	Retain as notified	Demolition or removal of buildings and structures should be permitted.
Oyster Management Limited	272	74	GIZ - General Industrial Zone	GIZ–R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support	Retain as notified	Construction of new buildings and structures and alterations and additions to existing buildings and structures should be permitted subject to compliance standards.
Oyster Management Limited	272	75	GIZ - General Industrial Zone	GIZ-R4 (Industrial activities, other than heavy industrial activities)	Support	Retain as notified	Industrial activities other than heavy industrial activities is permitted under this rule.
Oyster Management Limited	272	76	GIZ - General Industrial Zone	GIZ-S1 (Height)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Billabong Services and Ventech Systems	273	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain Policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Billabong Services and Ventech Systems	273	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Billabong Services and Ventech Systems	273	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Billabong Services and Ventech Systems	273	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Billabong Services and Ventech Systems	273	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain Policy as notified	Reasons given not specific to this relief, see original submission
Billabong Services and Ventech Systems	273	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Billabong Services and Ventech Systems	273	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 273.12 not accepted.
Billabong Services and Ventech Systems	273	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation. ... the extent to which it is reasonable to expect the proposal to reflect those values in private property. ... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 273.12 not accepted.
Billabong Services and Ventech Systems	273	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Billabong Services and Ventech Systems	273	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Billabong Services and Ventech Systems	273	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Billabong Services and Ventech Systems	273	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Billabong Services and Ventech Systems	273	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Billabong Services and Ventech Systems	273	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.
Billabong Services and Ventech Systems	273	15	Maps - SASMs	SASMs Overlay	Oppose in part	Seeks that private land is not included in the SASMs overlay beyond recording that historical or cultural significance, and publicising it	Reasons given not specific to this relief, see original submission
Creative Insight Limited	274	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that 10 Waione Street and the other Waione Street fronting properties north of the western end of Marine Parade up to Kirkcaldy Street are removed from the Sites of Significance to Māori - Hikoikoi Pā and that the northern boundary of the SASM should align with Hautonga Street and the western end of Marine Parade west of Kirkcaldy Street.	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on the iwi and hapu to much more precisely establish Pā location. (Refer to original submission for full reasons)
Creative Insight Limited	274	1b	Maps - SASMs	All SASM's	Oppose in part	Seeks that all private properties are removed from being identified as Site and Area of Significance to Māori	To uphold private property rights
Creative Insight Limited	274	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 52 Penrose Street	Oppose in part	Remove 52 Penrose Street, Woburn from the “High Natural Hazard Area" overlay.	The summary of reasons includes: existing flood mitigation measures were included in the design and construction of the existing dwelling, Council has previously acknowledged the mitigation effects of the raised floor level, the hazard seems to be based on aerial imagery rather than records, the classification of the site as a High Natural Hazard Area will increase insurance premiums and decrease market value and saleability. Potential hazard should be assessed at time of development. (Refer to original submission)
Creative Insight Limited	274	3	NH - Natural Hazards	Flood Hazard Overlay	Oppose in part	Seeks that rather than applying a "High Natural Hazard Area" classification now, especially where the current risk has already been effectively mitigated, a more balanced approach would be to assess any potential flood hazard in the event of future redevelopment.	Should the site be redeveloped or subdivided, the Council would then be in a position to assess any updated risk and impose relevant conditions through the resource consent process at that time.
Creative Insight Limited	274	4	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 10 Waione Street	Support	Retain General Industrial Zone for 10 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Heather Leslie	275	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
John Leslie	276	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Jennifer Gray	277	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Jennifer Gray	277	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.
Christopher John McHaffie and Mary Anne Malone	278	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Christopher John McHaffie and Mary Anne Malone	278	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.
Louise Kay Cameron	279	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Louise Kay Cameron	279	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lynn Kelleher	280	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Lynn Kelleher	280	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.
Antony and Penelope Orbell	281	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Antony and Penelope Orbell	281	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.
Monique McDonald	282	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 21 Thomson Grove, Stokes Valley	Oppose in part	Seeks that a detailed re-assessment, based on specific geotechnical evidence, is undertaken of the classification of 21 Thomson Grove, Stokes Valley as included within the Slope Assessment Overlay	Property does not exhibit characteristics of slope instability No history of landslips or geotechnical concerns Inconsistencies in mapping of overlay Financial and property value impacts Stable soil composition and drainage (Refer to original submission for full reasons)
Monique McDonald	282	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 21 Thomson Grove, Stokes Valley	Other/Not stated	Seeks that access is provided to any reports, geotechnical assessments, or technical data that the council has used to justify the Slope Assessment Overlay	Reasons given not specific to this relief, see original submission
Monique McDonald	282	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 21 Thomson Grove, Stokes Valley	Other/Not stated	Seeks that a transparent review is undertaken of the criteria used to ensure consistency and fairness across all affected properties	Reasons given not specific to this relief, see original submission
Ben Rumsey	283	1a	HRZ - High Density Residential Zone	HRZ-O4 (Planned character and planned urban built environment of the High Density Residential Zone)	Oppose	Seeks that the wording of the objective reflects a limit to building heights of three stories (inferred - refer to original submission)	Impacts of 6 storey height in terms of shading, wind management, neighbourhood privacy, the urban environment. Is not necessary to achieve the stated goals. The proposed intensity is extreme when compared to the majority of the single story HRZ and not compatible with the alluvial soil / aquifer in the valley.
Ben Rumsey	283	1b	HRZ - High Density Residential Zone	None specific	Oppose (requesting new provision)	Seeks that builiding heights in the High Density Residential Zone are limited to three stories	Impacts of 6 storey height in terms of shading, wind management, neighbourhood privacy, the urban environment. Is not necessary to achieve the stated goals. The proposed intensity is extreme when compared to the majority of the single story HRZ and not compatible with the alluvial soil / aquifer in the valley.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ben Rumsey	283	2	HRZ - High Density Residential Zone	HRZ-S4 (Height in relation to boundary)	Oppose	Amend to reduce the height of recession plane at the boundary to 2.5m from 4.0m	The proposed recession lines are oppressive, will impact neighbouring properties excessively though denial of sunlight and impose costs due to reduced thermal heating on shaded properties. (refer to original submission)
Ben Rumsey	283	3	HRZ - High Density Residential Zone	Whole chapter	Oppose (requesting new provision)	Seeks that requirements are included for all builds in HRZ to accommodate cycle storage options with dimensions as per TR-S3 requirements.	Providing for affordable housing, requires access to affordable transport options such as cycling. Cycle storage requirements are mostly missing from the high density zone. Cycle storage is critical for the HRZ due to inherent lack of parking options that come with high density. Lack of appropriate cycle storage has a multi generational impact in denying residents cycle ownership. (refer to original submission)
Joshua and Fenyi Patterson	284	1	Maps - Zoning / Open Space	Natural Open Space Zone - 73 Mulberry Street, Maungaraki	Support	Retain Natural Open Space Zone for 73 Mulberry Street, Maungaraki	Reasons given not specific to this relief, see original submission
Joshua and Fenyi Patterson	284	2	Maps - Zoning / Residential	Residential Zones	Support	Retain the entire residential zoning (Medium Density Residential Zone, High Density Residential Zone, Large Lot Residential Zone) as notified	Reasons given not specific to this relief, see original submission
Joshua and Fenyi Patterson	284	3	Residential Zones	Provisions	Support	Retain all provisions for the residential zones (Medium Density Residenital Zone, High Density Residential Zone, Large Lot Residential Zone) as notified	Reasons given not specific to this relief, see original submission
Graham Mark	285	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 5 Tarras Grove, Kelson	Oppose in part	Seeks to have the Slope Assessment Overlay removed from 5 Tarras Grove, Kelson.	General concerns include the method is in a large part speculative in that it the overlay is overlayed automatically on slopes without specific information on the site itself. The risk rating increases insurance premiums and reduces resale value. This ultimately leads to the removal of private ownership, a recognised human right. (see original submission for full reasons).
Troy Tarrent	286	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Troy Tarrent	286	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASM's	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Troy Tarrent	286	2	SASM - Sites and Areas of Significance to Māori	SASM-01 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Troy Tarrent	286	3	SASM - Sites and Areas of Significance to Māori	SASM-02 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Troy Tarrent	286	4	SASM - Sites and Areas of Significance to Māori	SASM-03 ((Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Troy Tarrent	286	5	SASM - Sites and Areas of Significance to Māori	SASM-04 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Troy Tarrent	286	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, crosschecked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 286.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Troy Tarrent	286	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this relief, see original submission
Troy Tarrent	286	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 286.1a is accepted	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Troy Tarrent	286	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Troy Tarrent	286	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Troy Tarrent	286	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 286.1b)	Reasons given not specific to this relief, see original submission
Troy Tarrent	286	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Troy Tarrent	286	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 286.1a)	Reasons given not specific to this relief, see original submission
Troy Tarrent	286	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Troy Tarrent	286	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Troy Tarrent	286	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Troy Tarrent	286	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 286.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Troy Tarrent	286	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Troy Tarrent	286	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Troy Tarrent	286	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Troy Tarrent	286	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 286.16	No specific reasons given in relation to this submission point, refers to submission point 286.16
Troy Tarrent	286	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Troy Tarrent	286	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 286.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Troy Tarrent	286	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 286.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Troy Tarrent	286	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Troy Tarrent	286	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Troy Tarrent	286	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 286.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
John and Elisa Mendzela	287	1	Maps - Natural Environment Values Overlays	High and Very High Coastal Natural Character Area - 59a Walter Road, Lowry Bay	Oppose in part	Seeks that the High and Very High Coastal Natural Character Area overlay, and consequent impacts of, are removed from 59a Walter Road, Lowry Bay	Property is subject to an Open Space Covenant with the Queen Elizabeth the Second National Trust, whereby its natural character and biodiversity is fully, permanently and indefeasibly protected by law. No further such protection is needed or appropriate.
John and Elisa Mendzela	287	2a	LLRZ - Large Lot Residential Zone	None specific	Other/Not stated	Seeks that HCC carefully review the proposals for the “Large Lot Residential” zone in their own right and in conjunction with the proposals for the “Slope Assessment Area”, and ensure that in their application to 59a Walter Road, Lowy Bay and surrounding properties they would comprise an improvement on the current provisions for “Hill Residential” zone and that 59a Walter Road is not materially disadvantaged or endangered by the new proposals	Reasons given not specific to this relief, see original submission
John and Elisa Mendzela	287	2b	NH - Natural Hazards	Slope Assessment Overlay	Other/Not stated	Seeks that HCC carefully review the proposals for the “Large Lot Residential” zone in their own right and in conjunction with the proposals for the “Slope Assessment Area”, and ensure that in their application to 59a Walter Road, Lowy Bay and surrounding properties they would comprise an improvement on the current provisions for “Hill Residential” zone and that 59a Walter Road is not materially disadvantaged or endangered by the new proposals	Reasons given not specific to this relief, see original submission
John and Elisa Mendzela	287	3	SASM - Sites and Areas of Significance to Māori	SASM provisions and maps	Other/Not stated	Seeks that Council modify the proposed district plan [with respect to Sites and Areas of Significance to Māori] to fairly and properly recognise and provide for only those sites and areas of genuine, specific, substantial and objectively demonstrable Māori significance	The sections of the proposed district plan that introduce “Sites and Areas of Significance to Māori” are derived from dubious and vague concepts, often reflect inadequate and inaccurate mapping, and are inappropriate in principle. (see original submission for full reasons)
Tom Hudig	288	1a	Maps - SASMs	Pito One Precinct (category 2)	Oppose in part	Remove Sites and Areas of Significance to Māori from 46 Jackson Street, Petone	As it is on privately owned land.
Tom Hudig	288	1b	Maps - SASMs	Waiwhetū Pā (category 2)	Oppose in part	Remove Sites and Areas of Significance to Māori from 107 Hutt Park Road, Gracefield	As it is on privately owned land.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Tom Hudig	288	2a	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 231 Marine Drive, Lowry Bay	Oppose in part	Remove High Flood Hazard Overlay from 231 Marine Drive, Lowry Bay (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Tom Hudig	288	2b	Maps - Natural and Coastal Hazard Overlays	High Tsunami Hazard Overlay - 231 Marine Drive, Lowry Bay	Oppose in part	Remove High Tsunami Hazard Overlay from 231 Marine Drive, Lowry Bay (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Tom Hudig	288	2c	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay - 231 Marine Drive, Lowry Bay	Oppose in part	Remove Coastal Inundation Hazard Overlay from 231 Marine Drive, Lowry Bay (inferred - refer to original submission)	Protection afforded by sea wall under construction Have not seen sea inundation in 55 years that have lived on property
Tom Hudig	288	2d	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 231 Marine Drive, Lowry Bay	Oppose in part	Remove Slope Assessment Overlay from 231 Marine Drive, Lowry Bay	Not had any subsidence and the house shows no evidence of being unstable despite large earthquakes and torrential rains. There is no evidence of unstable slope in the area.
Tom Hudig	288	3	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 48 Victoria Street, Petone	Oppose in part	Remove High Flood Hazard Overlay from 48 Victoria Street, Petone	Properties next door: 75, 89 and 91 Jackson Street have no such issues
Tom Hudig	288	4a	Maps - Natural and Coastal Hazard Overlays	High Tsunami Hazard Overlay - 11 Aurora Street, Petone	Oppose in part	Remove High Tsunami Hazard Overlay from 11 Aurora Street, Petone (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Tom Hudig	288	4b	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 11 Aurora Street	Oppose in part	Remove Liquefaction Hazard Overlay from 11 Aurora Street, Petone (inferred - refer to original submission)	This property shows no evidence of liquefaction and was built in the 1930s despite several severe earthquakes.
Craig Thorn	289	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Proximity of transfer station to residential areas is unsafe No sense having transfer station so close to final destination (Silverstream landfill) (refer to original submission for full reasons)
Matthew Francis McPadden	290	1	SCHED5 - Coastal Natural Character Areas	CNCA-1 Eastern Bay Hills	Oppose	No specific relief requested - refer to original submission.	Does not provide sufficient detail as to what property owners can/cannot do on their land as a result of this change

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Linda Bruce and Joel Pullen	291	1	SCHED1 - Heritage Buildings and Structures	H140 - 38 Tyndall Street, Waiwhetū - Former Rato Rosanna Home	Oppose	Delete listing from Schedule	Alterations made to building, reducing significance of Edwardian Villa architecture Original grounds subdivided, occupies smaller site surrounded by townhouses Efforts of previous owners to have house heritage-listed were not accepted Significance of previous owners is questionable Significance(identified in assessment) related to large houses on spacious sections, is lost following subdivision Impacts of listing on insurance and property values RMA reforms based on protection of property rights HCC already maintains a substantial list of heritage properties relative to other Councils (Refer to original submission for full reasons)
Linda Bruce and Joel Pullen	291	2	SCHED1 - Heritage Buildings and Structures	H140 - 38 Tyndall Street, Waiwhetū - Former Rato Rosanna Home	Other/Not stated	Seeks compensation if property is included in SCHED-1 (Hertiage Buildings and Structures) (refer to original submission)	Impacts of listing on insurance and property values (refer to original submission for full reasons)
Anne Rainey	292	1	Maps - Zoning / Rural	General Rural Zone	Support	Retain the current General Rural zoning for Manor Park (inferred, see original submission)	Industrial zoning is incompatible with residential living, the negative impact on neighbourhood values and property values, eliminates the rural character, poses a risk to the Hutt River and will generate industrial traffic. The general rural zone is specifically designed for Manor Park and Industrial Activities are non complying activities. (refer to original submission for full reasons).
Anne Rainey	292	2	Cross boundary matters	None	Oppose in part	Seeks to implement buffers between and industrial areas and residential properties	Risk of fires and other effects (refer to original submission for full reasons).
Anne Rainey	292	3	GRUZ - General Rural Zone	General Rural Zone Chapter	Other/Not stated	Seeks that full environment and traffic impact assessments are conducted before any zoning changes.	Concerns regarding increase in traffic (refer to original submission for full reasons)
Anne Rainey	292	4	Benmore Crescent - General	Benmore Crescent waste transfer station proposal	Oppose	Seeks that any decision on moving the transfer station needs to have a proper consultation process.	The community of approximately 490 residents would be unfairly impacted by waste facilities on both sides (Silverstream landfill and a transfer station). The relocation of the Seaview waste transfer station isn't transparently addressed in the District Plan. (refer to original submission for full reasons)
Mark Hardy	294	1	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose	Seeks that "50-54 Waione Street and all other surrounding private properties" are removed from the "Site and Areas of Significance for Māori -Hikoikoi Pa"	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on the Council to much more precisely establish Pā location. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mark Hardy	294	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 50-54 Waione Street	Support	Retain General Industrial Zone for 50-54 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Stratum Management Limited	295	1	Maps - Heritage	H139A - 39-41 Percy Cameron Street, Avalon - Avalon Studios - Television Studio Building	Oppose	Remove the notation for H139A from the Proposed District Plan mapping	The former Television Studio Building is to be demolished as part of a redevelopment of the Site which, at the time of lodging this submission, is underway. Resultingly, the listing is not required and should be removed from the District Plan map
Stratum Management Limited	295	2	SCHED1 - Heritage Buildings and Structures	H139A - 39-41 Percy Cameron Street, Avalon - Avalon Studios - Television Studio Building	Oppose	Delete listing from Schedule	The former Television Studio Building is to be demolished as part of a redevelopment of the Site which, at the time of lodging this submission, is underway. Resultingly, the listing is not required and should be removed from the District Plan map
Stratum Management Limited	295	3	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 39-41 Percy Cameron Street (199 Taita Drive)	Amend	Rezone property to Medium Density Residential Zone	The PDP zones the Site as Light Industrial Zone. Given the residential development of the Site, and the nature of that development, a more appropriate zoning would be Medium Density Residential Zone
Neil Prichard	296	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Neil Prichard	296	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Neil Prichard	296	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Prichard	296	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Neil Prichard	296	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Neil Prichard	296	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Neil Prichard	296	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 296.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Neil Prichard	296	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Neil Prichard	296	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 296.1a is accepted	Reasons given not specific to this relief, see original submission
Neil Prichard	296	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Neil Prichard	296	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Prichard	296	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 296.1b)	Reasons given not specific to this relief, see original submission
Neil Prichard	296	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Neil Prichard	296	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 296.1a)	Reasons given not specific to this relief, see original submission
Neil Prichard	296	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Neil Prichard	296	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Neil Prichard	296	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Neil Prichard	296	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 296.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Neil Prichard	296	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Prichard	296	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Neil Prichard	296	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Neil Prichard	296	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 296.16	No specific reasons given in relation to this submission point, refers to submission point 296.16
Neil Prichard	296	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Neil Prichard	296	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 296.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Neil Prichard	296	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 296.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Neil Prichard	296	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Neil Prichard	296	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Neil Prichard	296	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 296.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lin Streefkerk	297	1	NH - Natural Hazards	NH-O1 Risk from Natural Hazards in High Natural Hazard Overlays	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 10 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Lin Streefkerk	297	2	Maps - Natural and Coastal Hazard Overlays	Northern end of Manor Park	Support in part	Seeks that the Flood Risk Rating be dropped to Medium in the northern end of Manor Park, (refer to original submission for requested relief)	Have lived in the northern end of Manor Park for 10 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Lin Streefkerk	297	3	NH - Natural Hazards	NH-O4 Planned Natural Hazard Mitigation Works	Support in part	Retain policy if Flood Protection work on Manor Park Stop Bank is scheduled and flood risk rating changed (inferred, refer to original submission for full relief)	Have lived in the northern end of Manor Park for 10 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Lin Streefkerk	297	4	NH - Natural Hazards	NH-R18 Flood Mitigation works within the Flood Hazard Overlays	Support in part	We would like the Hutt City Council to actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled. (refer to orgonal submission for requested relief)	Have lived in the northern end of Manor Park for 10 years and have never experienced Flooding at property. Community and Rate Payers are going to be financially penalised because flood protection works have not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Lin Streefkerk	297	5	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that the Hutt City Council actively chase the GWRC for a date that the Flood Protection work on the Manor Park Stop Bank and the widening of the Hutt River (from Silverstream Bridge to Pomare Rail Bridge) is going to be scheduled. (Refer to original submission for full requested relief)	Community and Rate Payers are going to be financially penalised because this work has not been started. The high Flood Hazard will be added to our Properties LIM Reports and our Home Insurances premiums will increase. (Refer to original submission for full reasons).
Lin Streefkerk	297	6	NH - Natural Hazards	NH-P1 Risk Based Approach	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Lin Streefkerk	297	7	NH - Natural Hazards	NH-P2 Levels of Risk	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lin Streefkerk	297	8	NH - Natural Hazards	NH-P4 Natural hazard mitigation	Support	Retain policy and supporting rules as notified.	These policies supported by the Rules will ensure the appropriate risk approaches and mitigations are applied to the community.
Lin Streefkerk	297	9	NH - Natural Hazards	NH-O4 Planned Natural Hazard Mitigation Works	Support in part	Retain policy if maintenance schedule referred to in submission is undertaken (inferred, refer to original submission for full reasons)	A work schedule with HCC, Wellington Water and Greater Wellington Regional Council would reduce the impact of Stormwater Flooding as a Hazard in our area. (Refer to original submission for full reasons).
Lin Streefkerk	297	10	Maps - Energy, Infrastructure, and Transport Overlays	Road on map - formal roading from Stokes Valley into Manor Park	Oppose	Seeks the removal of formal road from Stokes Valley into Manor Park (refer to original submission for full requested relief)	No formal road should cross the Golf Course as the area concerned is marked as High-Risk Flooding Zone. (Refer to original submission for full reasons).
Simon Caudwell	298	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Simon Caudwell	298	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASM's	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Simon Caudwell	298	2	SASM - Sites and Areas of Significance to Māori	SASM-01 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, <u>and (where consistent with private property rights),</u> protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Simon Caudwell	298	3	SASM - Sites and Areas of Significance to Māori	SASM-02 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori<u>, to the extent that this is consistent with private property rights</u>."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Simon Caudwell	298	4	SASM - Sites and Areas of Significance to Māori	SASM-03 ((Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Simon Caudwell	298	5	SASM - Sites and Areas of Significance to Māori	SASM-04 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: “The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for.”	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Simon Caudwell	298	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 298.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Simon Caudwell	298	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this relief, see original submission
Simon Caudwell	298	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 298.1a is accepted	Reasons given not specific to this relief, see original submission
Simon Caudwell	298	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	“Avoid, remedy, or mitigate” is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Simon Caudwell	298	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Simon Caudwell	298	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 298.1b)	Reasons given not specific to this relief, see original submission
Simon Caudwell	298	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights.”	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person’s land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Simon Caudwell	298	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 298.1a)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Simon Caudwell	298	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Simon Caudwell	298	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Simon Caudwell	298	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Simon Caudwell	298	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 298.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Simon Caudwell	298	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Simon Caudwell	298	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Simon Caudwell	298	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Simon Caudwell	298	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 298.16	No specific reasons given in relation to this submission point, refers to submission point 298.16
Simon Caudwell	298	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Simon Caudwell	298	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 298.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Simon Caudwell	298	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 298.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Simon Caudwell	298	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Simon Caudwell	298	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Simon Caudwell	298	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 298.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Roger Fairclough and Dr. Anna de Raadt	299	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Roger Fairclough and Dr. Anna de Raadt	299	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Roger Fairclough and Dr. Anna de Raadt	299	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Roger Fairclough and Dr. Anna de Raadt	299	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Roger Fairclough and Dr. Anna de Raadt	299	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Roger Fairclough and Dr. Anna de Raadt	299	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Roger Fairclough and Dr. Anna de Raadt	299	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 299.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Roger Fairclough and Dr. Anna de Raadt	299	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Roger Fairclough and Dr. Anna de Raadt	299	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 299.1a is accepted	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Roger Fairclough and Dr. Anna de Raadt	299	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Roger Fairclough and Dr. Anna de Raadt	299	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Roger Fairclough and Dr. Anna de Raadt	299	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 299.1b)	Reasons given not specific to this relief, see original submission
Roger Fairclough and Dr. Anna de Raadt	299	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Roger Fairclough and Dr. Anna de Raadt	299	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 299.1a)	Reasons given not specific to this relief, see original submission
Roger Fairclough and Dr. Anna de Raadt	299	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Roger Fairclough and Dr. Anna de Raadt	299	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Roger Fairclough and Dr. Anna de Raadt	299	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Roger Fairclough and Dr. Anna de Raadt	299	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 299.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Roger Fairclough and Dr. Anna de Raadt	299	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Roger Fairclough and Dr. Anna de Raadt	299	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Roger Fairclough and Dr. Anna de Raadt	299	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Roger Fairclough and Dr. Anna de Raadt	299	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 299.16	No specific reasons given in relation to this submission point, refers to submission point 299.16
Roger Fairclough and Dr. Anna de Raadt	299	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Roger Fairclough and Dr. Anna de Raadt	299	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 299.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Roger Fairclough and Dr. Anna de Raadt	299	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 299.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Roger Fairclough and Dr. Anna de Raadt	299	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Roger Fairclough and Dr. Anna de Raadt	299	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Roger Fairclough and Dr. Anna de Raadt	299	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 299.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Rachel and James Prier	300	1	Maps - Zoning / Residential	Large Lot Residential Zone - 66 Holborn Drive	Oppose in part	Rezone 66 Holborn Drive, Stokes Valley to Medium Density Residential Zone	There is not inappropriate water supply, wastewater, stormwater and access for the few properties that are proposed to change to LLRZ. They are surrounded by other property that are not proposed to change. (refer to original submission for full reasons).
Bianca Green	301	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Friends of Waiwhetū Stream	302	01	THW - Three Waters	Whole chapter - requirements for hydraulic neutrality	Support	Retain provisions relating to hydraulic neutrality as notified [inferred]	Considers that "The requirement for future developments to maintain hydraulic neutrality—where the stormwater discharge flow rate is no greater than the pre-development runoff—is a crucial step in managing and mitigating the impacts of urbanisation on flood risk. With climate change and extreme weather events, coupled with urban intensification, it is important that new development does not increase flooding in already vulnerable waterways like Waiwhetū Stream. By ensuring that stormwater runoff is managed onsite to maintain pre-development flow rates this will reduce the risk of downstream flooding and improve the safety of communities that live near Waiwhetū Stream. This principle of hydraulic neutrality not only helps in controlling flooding but also prevents unnecessary strain on existing stormwater infrastructure, which already is near capacity as seen by local flooding events during heavy rainfall. By requiring developers to demonstrate that their projects will not increase runoff, this policy fosters responsible and sustainable growth that considers the broader environmental impacts"
Friends of Waiwhetū Stream	302	02	THW - Three Waters	Whole chapter - requirements of water-sensitive design	Support	Retain provisions relating to water-sensitive design as notified [inferred]	Considers that "the requirement for incorporating water-sensitive design methods in new developments is a vital component of sustainable urban planning. By integrating techniques such as rainwater harvesting, green roofs, permeable pavements, and vegetated swales, new developments can reduce surface runoff, enhance water quality, and promote the natural filtration of pollutants. These methods not only mitigate the adverse effects of stormwater but also create positive outcomes, such as improving local biodiversity and enhancing the overall quality of life for residents. Water-sensitive design offers a proactive approach to urban water management, emphasising the restoration of natural hydrological processes. Rather than merely managing stormwater as a nuisance, these methods work to treat stormwater as a valuable resource and integrate it into the landscape, ultimately contributing to the broader goal of environmental sustainability."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Friends of Waiwhetū Stream	302	03	THW - Three Waters	New provisions	Amend	Seeks "that rainwater retention tanks be made compulsory for all new developments"	Considers that this would "manage non-potable water needs. These systems can capture and store rainwater for use in irrigation, landscape maintenance, and other nondrinking water applications, thereby reducing the demand on the potable water supply and alleviating pressure on the local water infrastructure. The integration of rainwater harvesting systems not only provides a sustainable water source for urban environments but also promotes water conservation practices, which are increasingly vital in light of the growing demand for water resources. Mandating the installation of rainwater retention tanks in all new developments will further reduce the environmental impact of urban growth while enhancing the resilience of our communities to future water challenges."
Friends of Waiwhetū Stream	302	04	Definitions	Riparian margin	Amend	Increase riparian margin distance from 10 metres to 20 metres	Considers that the Plan "should incorporate space for Waiwhetū Stream and other water courses as a critical consideration for both environmental and community well-being. By allocating dedicated space for streams, they can flow freely, reducing the risk of erosion and flooding in surrounding areas. Allowing for the natural change in stream courses over time in planning aligns with sustainable development practices and will help safeguard current and future residents."
Friends of Waiwhetū Stream	302	05	SUB - Subdivision	SUB-P8 (Esplanade requirements) [inferred, possibly, submission is extremely unclear]	Oppose in part	Seeks "that sub-paragraph 8 have point 2 deleted" *[HCC note - assumed this is intended as a reference to SUB-P8, i.e. Subdivision Policy 8 - Esplanade requirements. See original submission for context]*	Considers that the Plan "should incorporate space for Waiwhetū Stream and other water courses as a critical consideration for both environmental and community well-being. By allocating dedicated space for streams, they can flow freely, reducing the risk of erosion and flooding in surrounding areas. Allowing for the natural change in stream courses over time in planning aligns with sustainable development practices and will help safeguard current and future residents."
Friends of Waiwhetū Stream	302	06	SUB - Subdivision	SUB-P20 (Subdivision of land containing coastal margins or riparian margins) [inferred, possibly, submission is extremely unclear]	Oppose in part	Seeks "sub paragraph 20 have point 1 deleted and the words "any other" in point 2" *[HCC note - assumed this is intended as a reference to SUB-P20, i.e. Subdivision Policy 20 - Subdivision of land containing coastal margins or riparian margins. See original submission for context]*	Considers that the Plan "should incorporate space for Waiwhetū Stream and other water courses as a critical consideration for both environmental and community well-being. By allocating dedicated space for streams, they can flow freely, reducing the risk of erosion and flooding in surrounding areas. Allowing for the natural change in stream courses over time in planning aligns with sustainable development practices and will help safeguard current and future residents."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ron Beernink and Glenda McCallum	303	1	Purpose	Whole Chapter	Multiple	Seeks that the updating of the District Plan is delayed until the new resource management acts are passed into law. Seeks that the chapter is updated to ensure achievement of not just the new RMA, but also the Fast Track Approvals Act. (Refer to original submission)	The Resource Management Act is being replaced by two new acts. In addition, the District Plan needs to also consider the new Fast Track Approvals Act.
Ron Beernink and Glenda McCallum	303	2	GA - General Approach	Information to be submitted with resource consents	Support in part	Seeks that this section is updated to request that applicants for resource consent to fill in a survey and provide feedback on what worked for them and what can be improved.	The District Plan does not provide and encourage the opportunity for feedback to be provided on what works for users and what can be improved.
Ron Beernink and Glenda McCallum	303	3	NPSes and NZCPS	Whole Chapter	Support in part	Seeks that policies are listed which are in the pipeline and which may impact the district plan	No information on planned new or updated National or Coastal policy statements that may impact on the Plan.
Ron Beernink and Glenda McCallum	303	4	NESes	Whole Chapter	Support in part	Seeks that standards are listed which are in the pipeline and which may impact the district plan	No information on planned new or updated National standards that may impact on the Plan.
Ron Beernink and Glenda McCallum	303	5	Regulations	Whole Chapter	Support in part	Seeks that information is included on how the District Plan will be updated as new resource management legislation comes into law.	No information in how the planned new Resource Management Acts may impact on the Plan.
Ron Beernink and Glenda McCallum	303	6	Tangata Whenua	Whole Chapter	Support	No relief requested	Reasons given not specific to this submission point, see original submission
Ron Beernink and Glenda McCallum	303	7	SD - Strategic Direction	Whole Chapter	Support in part	Seeks that a reference is included to the Hutt City Cycling and Micromobility Business Case	No reference to the Hutt City Cycling and Micromobility Business Case, which builds on the Walk and Cycle the Hutt 2014-2019 strategy.
Ron Beernink and Glenda McCallum	303	8	NH - Natural Hazards	Whole Chapter	Support in part	Seeks that the District Plan focus on "high-density development other [than] subdivision, e.g. infill housing, replacing or heightening existing houses". (Refer to original submission)	Not clear why there is a focus on subdivision.
Ron Beernink and Glenda McCallum	303	9	Definitions	Green infrastructure	Support in part	Seeks that definition is widened to encompass a broader range of outcomes including for biodiversity, public amenity and attractive cities (inferred) - refer to original submission	The definition of Green Infrastructure structure is too narrow.
Ron Beernink and Glenda McCallum	303	10	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Support in part	Seeks that District Plan provides for residential units to be placed over existing buildings in general industrial zones, where this Is not impacted by the risks associated with industrial activities (inferred) - refer to original submission	The definition of additions to existing buildings is too narrow, for general industrial zones.
Ron Beernink and Glenda McCallum	303	11	Historical and Cultural Values	Whole Chapter	Support	Retain as notified (inferred)	Reasons given not specific to this submission point, see original submission
Ron Beernink and Glenda McCallum	303	12	Maps - Zoning / Residential	Residential zones - Petone	Oppose in part	Seeks that Petone residential areas are included in the Large Lot Residential Zone - refer to original submission	The Large Lot Residential Zone should extend to include areas with poor water, wastewater or stormwater services, where there is no existing plan to address such shortcomings

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ron Beernink and Glenda McCallum	303	13	MRZ - Medium Density Residential Zone	New policy	Oppose (requesting new provision)	Add a policy that medium density house development shall not take place in areas where there is no existing & funded plan to address issues with poor water, wastewater or stormwater services	Medium density housing development cannot be undertaken where this will impact on existing poor water, wastewater or stormwater services
Ron Beernink and Glenda McCallum	303	14	MRZ - Medium Density Residential Zone	MRZ-P6 (Streets and open spaces)	Oppose in part	Seeks that policy is amended or replaced with a policy or policies which are more directive towards development contributing to attractive and safe streets and public open spaces. Submission includes a suite of recommended objectives, polices and rules - refer to original submission.	The word "encourage" is too subjective for a policy Reads like an objective
Ron Beernink and Glenda McCallum	303	15	HRZ - High Density Residential Zone	None specific	Oppose in part	Seeks that the District Plan is explicit in identifying that high density development is subject to capacity of three waters infrastructure, and that areas suitable for high density development are identified with regard to these constraints (inferred) - refer to original submission	It makes sense to have high density development close to the CBD and public transport, where this is not impacted by or does not impact on water, wastewater or stormwater services. It is not clear what is meant by the Petone metropolitan centre and some suburban centres.
Ron Beernink and Glenda McCallum	303	16	HRZ - High Density Residential Zone	HRZ-P6 (Streets and open spaces)	Oppose	Seeks policy is amended or replaced with a policy or policies which are more directive towards development contributing to attractive and safe streets and public open spaces. Submission includes a suite of recommended objectives, polices and rules - refer to original submission.	The word "encourage" is too subjective for a policy Reads like an objective
Ron Beernink and Glenda McCallum	303	17	HRZ - High Density Residential Zone	HRZ-P7 (Housing needs)	Oppose in part	Seeks that the policy is amended, at a minimum to address the needs of disabled people (inferred as relating to HRZ-P7 - refer to original submission)	It is not clear what the intent is here. It goes without saying that housing design is done to meet standard needs. Also, how does this accommodate needs for disabled people? The policy statement reads like a vague objective.
Ron Beernink and Glenda McCallum	303	18	HRZ - High Density Residential Zone	HRZ-P8 (High quality development)	Oppose in part	Seeks that policy is amended with reference to what is deemed high-quality development	The statement makes no sense: why provide for developments that do not meet permitted activity status? What is deemed as high-quality development?
Ron Beernink and Glenda McCallum	303	19	HRZ - High Density Residential Zone	HRZ-P9 (Specific Height Control Overlay)	Support in part	Seeks that policy is more specific about what areas around the Lower Hutt City Centre that greater height allowance applies - refer to original submission.	Higher buildings in the Hutt CBD make sense, but this statement needs to be clear what the boundary is for “areas around the Lower Hutt City Centre” as this can be misinterpreted as suburbs around the city centre.
Ron Beernink and Glenda McCallum	303	20a	HRZ - High Density Residential Zone	HRZ-S1 (Number of residential units per site)	Oppose in part	Seeks that matter or discretion is more directive that development cannot occur where three waters infrastructure capacity is not available (inferred - refer to original submission)	It is not clear what is meant by “Matters of discretion”. In particular for item 2, high density housing development cannot be undertaken where this will impact on the capacity of the existing poor water, wastewater or stormwater services. This is not a matter of discretion.
Ron Beernink and Glenda McCallum	303	20b	HRZ - High Density Residential Zone	New policy	Oppose (requesting new provision)	Add a policy that high density house development shall not take place in areas where there is no existing & funded plan to address issues with poor water, wastewater or stormwater services	high density housing development cannot be undertaken where this will impact on the capacity of the existing poor water, wastewater or stormwater services.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ron Beernink and Glenda McCallum	303	21	HRZ - High Density Residential Zone	HRZ-S7 (Permeable surface)	Support in part	Seeks that clause 1 of policy is amended to increase the minimum threshold for taller buildings, e.g 10% increase per level (over 2 levels)	The minimum permeable surface area of a sit should not just reflect the ground size but also the height of the development.
Ron Beernink and Glenda McCallum	303	22	GIZ - General Industrial Zone	GIZ-O1 (Purpose of the zone)	Support in part	Amend objective to state that high-density housing development can be allowed where this does not impact or is impacted by the primary commercial activities; e.g. parking, noise, water services.	The zone should allow for high-density housing development.
Ron Beernink and Glenda McCallum	303	23	GIZ - General Industrial Zone	GIZ-O4 (Planned character and planned urban built environment of the zone)	Support	Retain objective as notified (inferred)	It is a good objective to ensure the general industrial area is healthy, safe, attractive and accessible
Ron Beernink and Glenda McCallum	303	24	GIZ - General Industrial Zone	GIZ-O5 (Character – main through routes)	Support in part	Amend objective to state that the industrial area should be accessible from arterial routes and not use access roads from residential areas.	Main routes for the industrial area should avoid access roads from residential areas.
Ron Beernink and Glenda McCallum	303	25	GIZ - General Industrial Zone	GIZ-P2 (Residential activities and other activities sensitive to industry)	Oppose in part	Amend he policy to allow for cafes where this helps to serve local industrial businesses and adjacent residential and shopping areas.	As is evident from the House of Good Fortune cafe in the Petone industrial area, the policy needs to allow for such activities.
Ron Beernink and Glenda McCallum	303	26	GIZ - General Industrial Zone	GIZ-P2 (Residential activities and other activities sensitive to industry)	Oppose in part	Amend the policy to allow for residential development above industrial premises where this does not impact on water / wastewater / stormwater services, safety, car parking, noise	The space above low rise industrial premises should be able to be utilised for residential development.
Ron Beernink and Glenda McCallum	303	27	GIZ - General Industrial Zone	GIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Support in part	Amend the policy to include that pedestrians can safely use footpaths and that measures are in place to ensure that vehicles do not obstruct footpaths	Often footpaths in these general industrial areas are hostile to pedestrians due to vehicles parking over them.
Ron Beernink and Glenda McCallum	303	28	GIZ - General Industrial Zone	GIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Support in part	Amend policy such that it seeks that space is provided for the Council to provide landscaping including for example micro-forest sections that can act as water sumps in the case of flooding.	The objective to ensure on-site landscaping is great, but one only has to look at the Petone industrial area to see that there is no effort to do so.
Tania Pitama	304	1	Maps - Zoning / Residential	Medium Density Residential Zone - 7 Ashburn Road	Oppose in part	Seeks that 7 Ashburn Road, and other neighbouring properties which are zoned as 'Hill Residential' in the operative District Plan, particularly 30 Pencarrow Road, are rezoned to Large Lot Residential Zone	This area has large lot sections and minimal neighbours (who also enjoy a larger lot of land), with no building out as caveats on the properties. Enabling developers to build medium density will cause visual intrusions, reduced sun exposure, additional noise pollution, and a massive loss of privacy being in a single level story house with only single glazing (See original submission for full reasons)
Karen Dryden	305	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Teresa Mazzola	306	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Teresa Mazzola	306	2	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Support in part	Seeks that landfills and waste transfer stations are "non-permitted activities within General Rural zones". (Refer to original submission)	Allowing such developments sets a concerning precedent for future industrial expansions in rural areas, negatively impacting residents, local ecosystems, and water quality. Waste transfer stations and landfills pose significant hazards to native wildlife, disrupting natural habitats and increasing risks associated with pollution, noise, and toxic exposure and should not be within meters from houses due to the fire risk.
Charlotte Ireland and Timothy Collinson	308	1	Maps - SASMs	Ōruamātoro Pā (category 2) - 54a Ferry Road	Oppose	Remove overlay from 54A Ferry Road, Days Bay (inferred - refer to original submission)	Impact on property rights and development potential Adequacy of consultation and transparency Broader economic and social impacts of reduced investment Refer to original submission for full reasons
Charlotte Ireland and Timothy Collinson	308	2	SASM - Sites and Areas of Significance to Māori	None specific	Other/Not stated	Seeks that "rather than imposing blanket restrictions, the council could work with property owners to identify specific areas or features of cultural importance and develop tailored guidelines that protect these elements without unduly restricting property development	Impact on property rights and development potential Adequacy of consultation and transparency Broader economic and social impacts of reduced investment Refer to original submission for full reasons
NZPS Management Ltd	309	4	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred)	Property rights, value and saleability of 19-23 Seaview Road, approach not fair or logical
NZPS Management Ltd	309	5	SASM - Sites and Areas of Significance to Māori	General	Oppose (requesting new provision)	Seeks that "affected property owners be partially compensated by a reduction in their rates bill"	Value of property will reduce compared to other properties not subject to SASM, other reasons given not specific to this relief, see original submission
Neil Carr	310	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Neil Carr	310	1b	SASM - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that any loss of property value attributable to the introduction of new SASM rules / regulation SASM restriction are fully compensated on terms acceptable to the landowner.	Protection of significant sites should not be at the expense of landowners

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Carr	310	1c	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land (see further below).	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Neil Carr	310	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Neil Carr	310	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Neil Carr	310	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Neil Carr	310	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Neil Carr	310	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 310.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Neil Carr	310	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Carr	310	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 310.1a is accepted	Reasons given not specific to this relief, see original submission
Neil Carr	310	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Neil Carr	310	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Neil Carr	310	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 310.1c)	Reasons given not specific to this relief, see original submission
Neil Carr	310	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Neil Carr	310	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 310.1a)	Reasons given not specific to this relief, see original submission
Neil Carr	310	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Neil Carr	310	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Carr	310	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Neil Carr	310	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 310.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Neil Carr	310	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Neil Carr	310	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Neil Carr	310	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Neil Carr	310	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 310.16	No specific reasons given in relation to this submission point, refers to submission point 310.16
Neil Carr	310	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Neil Carr	310	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 310.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Neil Carr	310	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 310.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Neil Carr	310	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Neil Carr	310	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Neil Carr	310	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 310.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Connexa, Chorus, FortySouth and Spark	311	1	Definitions	Aboveground mounted equipment	Oppose in part	Amend as follows: "means equipment which are located above ground level on a support structure, and includes transformers, switches, capacitors, battery banks, small cell units and similar devices~~, and supporting equipment for antennas~~. Does not include: a. antennas and ancillary equipment for antenna, b. aerials, or c. lighting devices."	Unclear what "supporting equipment for antennas" means. Ancillary equipment for antennas provided for under NES for Telecommunication Networks, and does not require regulation under the PDP. Not aware of other district plans which regulate ancillary equipment for antenna.
Connexa, Chorus, FortySouth and Spark	311	2	Definitions	Antenna	Support	Retain as notified	The definition is clear as to what constitutes an antenna
Connexa, Chorus, FortySouth and Spark	311	3	Definitions	Cabinet	Support	Retain as notified	The definition is clear as to what constitutes a cabinet
Connexa, Chorus, FortySouth and Spark	311	4	Definitions	Co-location benefits	Support	Retain as notified	The definition is clear as to what constitutes a co-location benefit.
Connexa, Chorus, FortySouth and Spark	311	5	Definitions	Customer connection line	Support	Retain as notified with regards to telecommunications - refer to original submission	The definition is clear as to what constitutes a customer connection line in the context of telecommunications

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	6	Definitions	Functional need	Support	Retain as notified	The definition is clear as to what constitutes a functional need.
Connexa, Chorus, FortySouth and Spark	311	7	Definitions	Infrastructure	Support	Retain as notified	The definition is clear as to what constitutes infrastructure.
Connexa, Chorus, FortySouth and Spark	311	8	Definitions	Mount	Oppose	Delete definition	Given changes sought to provisions later in this submission, a definition of mount is not required.
Connexa, Chorus, FortySouth and Spark	311	9	Definitions	Network utility operator	Support	Retain as notified	The definition is clear as to what constitutes a network utility operator.
Connexa, Chorus, FortySouth and Spark	311	10	Definitions	Regionally significant infrastructure	Support	Retain as notified	The definition is clear as to what constitutes regionally significant infrastructure, and aligns with the Regional Policy Statement for the Wellington Region.
Connexa, Chorus, FortySouth and Spark	311	11	Definitions	Reverse sensitivity	Oppose in part	Amend to replace the definition with the following: "means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."	Reverse sensitivity is a well understood planning term, and can be defined much more succinctly that has been proposed. This is the case in other recent district plans, such as Wellington and Porirua, and regional consistency on the matter should be sought.
Connexa, Chorus, FortySouth and Spark	311	12	Definitions	Support structure New definition - Pole	Multiple	Amend the definition as follows: "means any mast, pole or similar structure used or intended to be used for the support of lighting devices, ~~lighting rods,~~ signs, aerials, ~~antennas, sensing devices,~~ beacons, ~~lines~~ or aboveground mounted equipment." And, Add a new definition for Pole: "has the same meaning as in section 4 of the NESTF (as set out below) means a pole, mast, lattice tower, or similar structure, of a kind that is able to be used (with or without modification) to support antennas."	The definition of support structure as notified includes a pole that supports antenna. A pole that supports antenna is separately defined in the NESTF. Given national direction already provides a definition, this should be relied on rather than the PDP creating a double up, which could confusion.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	13	Definitions	Upgrading New definition - Maintenance and repair	Multiple	Retain the definition of upgrading as notified, and Add a definition of Maintenance and repair as follows: "means any work or activity necessary to continue the operation or functioning of existing infrastructure. It does not include upgrading, but does include replacement of an existing structure with a new structure of identical dimensions."	Supports interpretation of "upgrading" the definition of which states is not maintenance and repair. Suggested definition is from Wellington PDP, which will support regional consistency.
Connexa, Chorus, FortySouth and Spark	311	14	Abbreviations	NESTF	Support	Retain abbreviation as notified	The NESTF abbreviation is accurate.
Connexa, Chorus, FortySouth and Spark	311	15	National Direction Instruments	Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016	Support	Retain link as notified	The link to the NESTF works
Connexa, Chorus, FortySouth and Spark	311	16	National Direction Instruments	Resource Management (Network Utility Operations) Regulations 2016	Support	Retain link as notified	The link to the Resource Management (Network Utility Operations) Regulations 2016 works
Connexa, Chorus, FortySouth and Spark	311	17	INFSD - Strategic Direction - Infrastructure	INSD-O1 (Integtration)	Oppose in part	Amend objective as follows: "Land use and development is integrated with the provision of infrastructure~~, including transport and three waters services, and open space~~."	Infrastructure is a defined term, whereby there is no need to specify certain types of infrastructure. Adds unusual emphasis which may be considered as placing importance over non-listed infrastructure types.
Connexa, Chorus, FortySouth and Spark	311	18	INFSD - Strategic Direction - Infrastructure	INSD-O2 (Coordination)	Oppose in part	Amend objective as follows: "The nature, timing and sequencing of new development is co-ordinated with the funding, implementation and operation of ~~necessary transport and other~~ infrastructure."	The objective discusses necessary infrastructure. All development must be supported by infrastructure, as is required by INSD-O1. The objective needs to be clear on this.
Connexa, Chorus, FortySouth and Spark	311	19	INFSD - Strategic Direction - Infrastructure	INSD-O3 (National and Regional Significance)	Oppose in part	Amend objective as follows: "Regionally Significant Infrastructure ~~of national and regional significance~~ is supported and protected."	Appropriate recognises regionally significant infrastructure, but should use defined term. No definition of national infrastructure in PDP, so reference to this is confusing
Connexa, Chorus, FortySouth and Spark	311	20	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Oppose in part	Amend sub-clause (c) of the objective as follows: "c. Serviced by ~~the necessary~~ infrastructure appropriate to the intensity, scale and function of the development."	No guidance in the PDP as to what "necessary" infrastructure is
Connexa, Chorus, FortySouth and Spark	311	21	UDSD - Strategic Direction - Urban Form and Development	UDSD-O4 (Location of Urban Development)	Support	Retain objective as notified	The objective appropriately requires urban development efficiently uses infrastructure.
Connexa, Chorus, FortySouth and Spark	311	22	INF - Infrastructure	Introduction - Other regulatory requirements	Support	Retain as Introduction - other regulatory requirements as notified	Appropriately cross references the NESTF and Resource Management (Network Utility Operations) Regulations 2016.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	23	INF - Infrastructure	Introduction - Relationship with other chapters	Oppose in part	Amend first paragraph under this heading as follows: "The Infrastructure chapter includes provisions for operating, maintaining, repairing, developing, upgrading and decommissioning infrastructure. These infrastructure activities are excluded from most rules in other chapters of the District Plan (details on which other rules apply to infrastructure are given at the beginning of the rules section of this chapter)~~, however objectives and policies in other chapters may be relevant~~."	The National Planning Standards require that provisions (not rules) relating to infrastructure should be contained solely in an infrastructure chapter. As such, the statement 'objectives and policies in other chapters may be relevant' is misleading and should be deleted.
Connexa, Chorus, FortySouth and Spark	311	24	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain objective as notified	Appropriately requires the benefits of infrastructure to be recognised.
Connexa, Chorus, FortySouth and Spark	311	25	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain objective as notified	Appropriately requires that the functional and operational needs of infrastructure are taken into account when assessing the adverse effects of infrastructure
Connexa, Chorus, FortySouth and Spark	311	26	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Oppose in part	Amend objective as follows: "Enable ~~safe, resilient, sustainable, responsive and efficient~~ infrastructure that is well integrated with, and able to meet the needs of, subdivision, use, and development."	Not clear what safe, resilient, sustainable, response and efficient infrastructure is. As such, it is difficult to determine how this objective could be achieved.
Connexa, Chorus, FortySouth and Spark	311	27	INF - Infrastructure	INF-O4 (Transport network)	Support	Retain objective as notified	Appropriately requires that the transport be integrated with land use and development. This is supported, as other infrastructure should be integrated with the transport network.
Connexa, Chorus, FortySouth and Spark	311	28	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain provision as notified	Appropriately requires the benefits of infrastructure to be recognised
Connexa, Chorus, FortySouth and Spark	311	29	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain provision as notified	Appropriately requires infrastructure to be provided for
Connexa, Chorus, FortySouth and Spark	311	30	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain provision as notified	Appropriately requires subdivision, use and development to be integrated with infrastructure.
Connexa, Chorus, FortySouth and Spark	311	31	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain provision as notified	Over the life of the plan, technological advances in infrastructure will occur, and this is appropriately recognised by the policy.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	32	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain provision as notified	Appropriately recognises the practicabilities of avoiding, remedying and mitigating adverse effects of infrastructure
Connexa, Chorus, FortySouth and Spark	311	33	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support	Retain provision as notified	Sets out how adverse effects should be considered, which is a useful guide which should provide consistency across the city
Connexa, Chorus, FortySouth and Spark	311	34	INF - Infrastructure	INF-P7 (Upgrading and developing the transport network)	Support	Retain provision as notified	Sets out that adequate space be provided in the transportation network for other infrastructure
Connexa, Chorus, FortySouth and Spark	311	35	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Support	Retain provision as notified	Makes it clear that infrastructure can be located in natural hazard areas provided circumstances are met
Connexa, Chorus, FortySouth and Spark	311	36	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Support	Retain provision as notified	Makes it clear that infrastructure can be located in coastal and riparian margins provided circumstances are met
Connexa, Chorus, FortySouth and Spark	311	37	INF - Infrastructure	INF-P11 (Upgrading and developing infrastructure in coastal natural character areas)	Support	Retain provision as notified	Makes it clear that infrastructure can be located in coastal natural character areas provided circumstances are me
Connexa, Chorus, FortySouth and Spark	311	38	INF - Infrastructure	INF-P12 (Upgrading and developing infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes)	Support	Retain provision as notified	Makes it clear that infrastructure can be located in outstanding natural features and landscapes provided circumstances are met
Connexa, Chorus, FortySouth and Spark	311	39	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Support	Retain provision as notified	Makes it clear that infrastructure can be located in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures provided circumstances are met
Connexa, Chorus, FortySouth and Spark	311	40	INF - Infrastructure	INF-P14 (Upgrading and developing infrastructure in the Active Street Frontage Overlay)	Support	Retain provision as notified	Makes it clear that infrastructure can be located in the Active Street Frontage Overlay provided circumstances are met. Note, the NESTF allows for this to occur as a permitted activity in any instance.
Connexa, Chorus, FortySouth and Spark	311	41	INF - Infrastructure	Rules introduction	Support in part	Seeks that a typographical error regarding the ‘s’ on district wide chapter is corrected. And that the subdivision chapter is also referenced as relevant for the subdivision of infrastructure.	The statement regarding "Operating, maintaining, repairing, upgrading, developing and decommissioning of infrastructure is excluded from all provisions in area-specific and other district-wide chapter, except for...", is appropriate and makes it abundantly clear which provisions in the PDP apply for infrastructure. Requirements in the Subdivision chapter for infrastructure, should be referenced in this introductory statement.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	42	INF - Infrastructure	INF-R1 (Operation of infrastructure involving radiofrequency fields)	Support in part	Amend rule description as follows: "INF-R1 Operation of infrastructure involving radiofrequency fields and electric magnetic fields"	Sets appropriate activity status for activities, other than telecommunication activities (regulated under NESTF) which emit radiofrequency. The applicable standard is INF-S1 which relates to radiofrequency and electric magnetic fields.
Connexa, Chorus, FortySouth and Spark	311	43	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support	Retain provision as notified	Providing for the operation, maintenance, repair and decommissioning as a permitted activity in all zones and overlays (noting the exceptions in the introduction) is appropriate.
Connexa, Chorus, FortySouth and Spark	311	44	INF - Infrastructure	INF-R3 (Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV)	Support in part	Amend activity statuses as follows: - All NC activity status revised to RDIS; - All DIS activity status is revised to RDIS; -Amend ONFs and ONLs Inside the Coastal Environment so that activities are PER where standards are complied with, and RDIS where they are not.	PER activity status is appropriate for upgrades in all zones. NC status is not appropriate for upgrades. RDIS with consideration to functional and operational needs, better reflects the existence and use of infrastructure which needs to be upgraded. Applying DIS status in ONFLs provides no additional benefit than compared to an RDIS status which considers effect on landscape. Refer to original submission for full reasons.
Connexa, Chorus, FortySouth and Spark	311	45	INF - Infrastructure	INF-R4 (New vehicle access tracks and extensions to existing vehicle access tracks ancillary to infrastructure)	Support in part	Amend activity statuses as follows: - All NC and DIS activity status is revised to RDIS	New or ancillary vehicle access tracks are appropriate as permitted activities in all areas except heritage sites, Category 1 SASM, ONFLs and Outstanding Coastal Natural Character Areas. In those areas where standards are not met, or it is appropriate to require resource consent from the outset, the activity status should be restricted discretionary, as the consideration of effects should be limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.
Connexa, Chorus, FortySouth and Spark	311	46	INF - Infrastructure	INF-R5 (Temporary infrastructure and temporary electricity generators and self-contained power units to supply existing infrastructure)	Support in part	Amend activity statuses as follows: - All NC and DIS activity status is revised to RDIS	Providing for temporary infrastructure subject to the identified standards is supported. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.
Connexa, Chorus, FortySouth and Spark	311	47	INF - Infrastructure	INF-R6 (Signs associated with operating, maintaining, and repairing, or developing, upgrading and decommissioning of infrastructure, not including signs for the purpose of operating the transport network which are located in road reserve or rail corridor)	Support in part	Amend activity statuses as follows: - All NC and DIS activity status is revised to RDIS	Providing for signage associated with infrastructure is supported. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	48	INF - Infrastructure	INF-R7 (New cabinets (not regulated by the NESTF)	Support in part	Amend activity statuses as follows: - All NC and DIS activity status is revised to RDIS	Providing for cabinets is supported, all cabinets are regulated by the NESTF. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.
Connexa, Chorus, FortySouth and Spark	311	49	INF - Infrastructure	INF-R8 (New infrastructure located within existing buildings)	Support	Retain provision as notified	Permitted activity status for new infrastructure located within buildings is appropriate and supported
Connexa, Chorus, FortySouth and Spark	311	50	INF - Infrastructure	INF-R10 (New underground structures other than pipelines)	Support in part	Amend activity statuses as follows: - PER and NC listed as activity status in all Outstanding Natural Features and Landscapes. - All other NC activity status is revised to RDIS. (Refer to original submission)	Providing for underground infrastructure is appropriate. This should include in all Outstanding Natural Features and Landscapes, as provided the ground is reinstated and vegetation removal standards are met, there should be no change to the reasons an area falls within one of those landscape classifications. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.
Connexa, Chorus, FortySouth and Spark	311	51a	INF - Infrastructure	INF-R11 (New antennas or aboveground mounted equipment attached to existing support structure or buildings (not regulated by the NESTF))	Oppose in part	Amend rule description as follows: "INF-R11 New antennas ~~or aboveground mounted equipment attached to existing support structure or buildings (not regulated by the NESTF)~~"	The NESTF permits all above ground mounted equipment attached to an existing support structure or building. As such there is no need for duplication in the PDP, or inconsistency between the PDP and NESTF
Connexa, Chorus, FortySouth and Spark	311	51b	INF - Infrastructure	INF-R11 (New antennas or aboveground mounted equipment attached to existing support structure or buildings (not regulated by the NESTF))	Support in part	Amend activity statuses as follows: - All NC activity status revised to RDIS	Permitted activity status for new antennas is appropriate. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.
Connexa, Chorus, FortySouth and Spark	311	52	INF - Infrastructure	INF-R12 (New support structures including telecommunication poles, with or without associated lines (not over 110kV), antenna or aboveground mounted equipment (not regulated by the NESTF))	Support in part	Amend activity statuses as follows: - Amend the activity status for the Active Street Frontage Overlay to PER where standards are complied with. - All NC activity status is revised to RDIS	Permitted activity status for new poles is appropriate. Poles are paramount to the delivery of infrastructure, and should not be excluded for amenity reasons in the Active Street Frontage Overlay. Street lights (as support structures) would require consent under this provision. When a utility is a necessity for an area, it should be permitted. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	53	INF - Infrastructure	INF-R13 (New customer connection lines and support structures (not regulated by the NESTF))	Support in part	Amend rule as follows: - Amend the activity status for all overlays to PER where standards are complied with. - Amend the activity status for all overlays to CON where standards are complied with. -Add as a matter of control, that effects on the applicable overlay are mitigated to the extent practicable.	Permitted activity status should be provided for all customer connection lines in all zones. If standards cannot be met, then Controlled activity status should be provided. If there is a user in an area, regardless of what overlays apply to them, their ability to connect to infrastructure should not be able to be denied
Connexa, Chorus, FortySouth and Spark	311	54	INF - Infrastructure	INF-R14 (Cabinets, antennas and poles regulated by the NESTF that do not meet the permitted activity standards in Regulations 20, 21, 22, 27, 29, 31, 33, 35 or 37 of the NESTF)	Support in part	Amend rule as follows: -Replace the words as per NESTF with RDIS. - Add CON to the column titled "Where no other columns in this table apply" for panel antenna up to 0.8m wide and dish antenna up to 1.3m wide. - Any larger antenna are RDIS. - Add as a matter of control, "the need for the infrastructure".	A rule clearly outlining activity status for those activities which do not meet the permitted regulations of the NESTF is supported. The way the NESTF works, an activity standard is needed in the PDP, so a statement of "as per the NESTF will not work". These should be amended to RDIS as that is the most appropriate activity status for NESTF regulated activities that are not permitted. There should be allowance in areas where no overlays apply for Controlled Activities for antenna which are only marginally larger than the permitted, as these will have no noticeable effects when compared to the permitted baseline.
Connexa, Chorus, FortySouth and Spark	311	55	INF - Infrastructure	INF-R25 (Infrastructure not otherwise provided for or subject to any other rule in chapter)	Support in part	Amend rule as follows: - All NC activity status is revised to RDIS.	A rule for any other infrastructure is supported. Infrastructure is only ever sought in a location where it is needed. RDIS status appropriate, with consideration limited to functional need and operational need, as well as effects on the overlay or plan notation applicable.
Connexa, Chorus, FortySouth and Spark	311	56	INF - Infrastructure	Assessment matters for Restricted Discretionary Activities	Support in part	Amend the assessment matters to add the following matter: "12. Any resilience benefits resulting from the proposed infrastructure."	The link to NESTF Regulation 15(2) is particularly supported. Alongside the consideration of the functional needs, operational needs, and technical requirements of the infrastructure as required by Assessment Matter 3, how the infrastructure achieves resilience should be considered.
Connexa, Chorus, FortySouth and Spark	311	57	INF - Infrastructure	Standards	Support in part	Seeks that matters of discretion in standard apply in addition to the assessment criteria specified in the rule framework	Reasons given not specific to this relief, see original submission
Connexa, Chorus, FortySouth and Spark	311	58	INF - Infrastructure	INF-S1 (Radiofrequency fields and electric magnetic fields)	Support	Retain provision as notified	While NESTF sets the permitted regulation for all telecommunication radiofrequency, it directly aligns with what is proposed in the PDP

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	59	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Support in part	Amend standard as follows: "1. The replacement, realignment or relocation of a line, any pipe (excluding a gas transmission pipeline), support structure, conductor, cross arm, switch, transformer or ancillary structure must be within ~~5~~10m of the existing alignment or location. 2. A single mast pole, pi pole or similar support structure must not be replaced by a ~~steel~~ lattice structure."	The standard is generally clear as to what constitutes an upgrade. In some instances siting replacement structures within 5m of the existing cannot be achieved due to constraints from other infrastructure, or driveways or sight lines for driveways or intersections. Lattice towers are not always made of steel.
Connexa, Chorus, FortySouth and Spark	311	60	INF - Infrastructure	INF-S3 (Underground infrastructure)	Support	Retain provision as notified	The requirements for underground infrastructure are supported.
Connexa, Chorus, FortySouth and Spark	311	61	INF - Infrastructure	INF-S4 (Cabinets located within road reserve or the rail corridor)	Support	Retain provision as notified	The cabinet size is supported.
Connexa, Chorus, FortySouth and Spark	311	62	INF - Infrastructure	INF-S5 (Cabinets not located within road reserve or the rail corridor)	Support	Retain provision as notified	The cabinet size is supported.
Connexa, Chorus, FortySouth and Spark	311	63	INF - Infrastructure	INF-S6 (Height – Support structures not regulated by the NESTF)	Multiple	Seeks the following relief for this standard - - Retain as notified the heights the Light, Heavy and General Industrial Zones, as well as General Rural Zone. Add Rural Lifestyle Zone to this row of the table (delete it from its current position). - Amend the row of the table for Large Lot Residential, Natural Open Space, Open Space and Sport and Active Recreation and Marae Zones to 15m for one provider and 20m for two or more. - Amend the High Density Residential, Local Centre, Neighbourhood Centre, Mixed Use, Metropolitan Centre, City Centre, Hospital, Tertiary Education, Quarry and Seaview Marina Zones to 28m for a single provider and 33m for two or more. - Amend the row of the table for Outstanding Natural Features, Outstanding Natural Landscapes, High and Very High Coastal Natural Character and Outstanding Coastal Natural Character overlays to 15m.	A standard for height is supported. Telecommunication facilities need to be higher than the "clutter" of buildings, trees etc, to achieve a line of sight for effective functioning. Height provisions in some zones of PDP allow for buildings to block existing or future permitted telecommunication facilities, and increase radiofrequency exposures. Enabling increased zone heights without a corresponding increase to heights for telecommunication facilities, potentially changes the activity status of an existing or permitted facility from permitted to non-complying (due to radiofrequency exposure). Preferred approach is to provide for an additional 5m than the zone heights for telecommunication facilities. To achieve radiofrequency standards, typically a minimum height of 15m is needed. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	64	INF - Infrastructure	INF-S7 (Size – Support structures not regulated by the NESTF)	Support in part	Amend standard title as follows: "INF-S7 ~~Size~~ width or diameter– Support structures not regulated by the NESTF Note – this standard does not apply to any antenna or headframe provided for under INF-S9."	However the title of the standard is confusing. It refers to size which could mean height, yet does not state height. It would be better if it said width or diameter, which is the aspect that the standard is regulating. To ensure there is no cross over with INF-S9, this should be noted in the rule.
Connexa, Chorus, FortySouth and Spark	311	65	INF - Infrastructure	INF-S8 (Location – Support structures)	Support	Retain provision as notified	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	66	INF - Infrastructure	INF-S9 (Size – Antennas and aboveground mounted equipment)	Support in part	Amend standard as follows: "1. A panel antenna: a. Must not exceed a front face width of 0.7m, and b. When in a road reserve, must fit within an envelope of 3.5m in length and 0.7m in width. 2. A dish antenna must not exceed a diameter of 1.2m. 3. Omni directional 'whip' or dipole antenna must not exceed: a. 1.6m in vertical length, b. 60mm in diameter, and c. 1.5m in horizontal length. 4. A headframe must not exceed: a. 2.5m in diameter in Residential Zones (except when located in a road), or b. 6m in diameter in all other zones. ~~5. In residential zones, aboveground mounted equipment associated with antennas must be located within the antenna mounts.~~ ~~6. Aboveground mounted equipment must not exceed 1m in length.~~ ~~7. The area when measured in plan view of aboveground mounted equipment not associated with antennas must not exceed:~~ ~~a. 0.5m2 if unenclosed, and~~ ~~b. 1.0m2 if enclosed in a three-dimensional casing.~~"	The standard is clear and appropriate for antenna size. Alignment with regulated activities in NESTF which does not consider aboveground mounted equipment (ancillary equipment). Interpretation of panel antenna width has been disputed in another part of the country, this can be avoided by specifying the width is for the front face. Refer to original submission for full reasons.
Connexa, Chorus, FortySouth and Spark	311	67	INF - Infrastructure	INF-S10 (Height – Building mounted antennas not regulated by the NESTF)	Support	Retain provision as notified	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	68	INF - Infrastructure	INF-S11 (Temporary Infrastructure - Duration)	Support	Retain provision as notfied	The standard is clear and appropriate.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	69	INF - Infrastructure	INF-S12 (Customer connection lines)	Support	Retain provision as notfied	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	70	INF - Infrastructure	INF-S13 (Signs)	Support	Retain provision as notfied	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	71	INF - Infrastructure	INF-S14 (Buildings and structures, other than cabinets or support structures)	Support	Retain provision as notfied	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	72	INF - Infrastructure	INF-S15 (Road design)	Support in part	Amend standard to include addional clause as follows: "10. Provide a berm at least 1m wide for infrastructure to be located."	While INF-P7 requires adequate space is allocated in the road corridor for infrastructure, the requirements of INF-S15 do not have such a space. This needs to be amended.
Connexa, Chorus, FortySouth and Spark	311	73	INF - Infrastructure	Table 1: Street trees specifications	Support in part	Amend table as follows: Horizontal setback distances from structures: "Telecommunications Infrastructure - 5m" (for all trees)	Street tree roots can interfere with infrastructure. It is recognised in the table that street trees should be setback 5m from street lights. This would be appropriate for any telecommunications infrastructure.
Connexa, Chorus, FortySouth and Spark	311	74	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Support	Retain provision as notfied	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	75	INF - Infrastructure	INF-S17 (Earthworks – Area limit, including trenching)	Support	Retain provision as notfied	The standard is clear and appropriate.
Connexa, Chorus, FortySouth and Spark	311	76	INF - Infrastructure	INF-S19 (Earthworks – In relation to Sites and Areas of Significance to Māori)	Support in part	Amend standard as follows: "1. The earthworks are located in formed legal road; or ~~1~~2 The earthworks must not exceed 600mm in width.; or ~~2~~3 The earthworks must be located directly above existing underground infrastructure."	The standard is reasonable in that it is clearly seeking that earthworks in SASMs are only undertaken where disturbance to ground has previously occurred – hence matter 2 which says the earthworks must be located directly above existing underground infrastructure. However, for the same reason, any earthworks in formed legal road should be permitted, as roads require ground disturbance, and any subsequent earthworks within road are likely to only be disturbing previously disturbed ground.
Connexa, Chorus, FortySouth and Spark	311	77	INF - Infrastructure	INF-S20 (Removal of indigenous vegetation)	Support	Retain provision as notfied	The standard is clear and appropriate.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	78	PINF - Protection of infrastructure	PINF-O1 (Adverse effects on infrastructure)	Support	Retain objective as notified	The objective appropriately seeks that subdivision, use and development does not compromise the operation and development of infrastructure.
Connexa, Chorus, FortySouth and Spark	311	79	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Support in part	Amend policy as follows: "Regionally significant infrastructure is protected from incompatible new subdivision, use and development by: ... 6. Controlling buildings in close proximity to existing telecommunication antenna."	Telecommunications is defined as regionally significant infrastructure. However, it is not mentioned in the detail provided in PINF-P1. As outlined above, building height is a reverse sensitivity issue for mobile phone facilities. This should be recognised in the policy.
Connexa, Chorus, FortySouth and Spark	311	80	NH - Natural Hazards	Introduction	Support in part	Seeks that the introduction is amended to include a statement that the provisions of this chapter do not apply to infrastructure activities.	The network utility chapter makes it clear that the Natural Hazard Chapter does not apply to infrastructure. This should be equally recognised in the Natural Hazard Chapter. This approach is supported, given that the NESTF makes it clear through Regulation 57 that natural hazard rules in district plans are to be disapplied to telecommunication activities
Connexa, Chorus, FortySouth and Spark	311	81	HH - Historical Heritage	HH-O2 (Sustainable long-term use)	Support	Retain objective as notified	The objective requires that heritage items are well-maintained, resilient and kept in sustainable long-term use. Telecommunications assist with building use.
Connexa, Chorus, FortySouth and Spark	311	82	HH - Historical Heritage	HH-P4 (Continued use and adaptive re-use)	Support	Retain policy as notified	Telecommunications assist with building use.
Connexa, Chorus, FortySouth and Spark	311	83	HH - Historical Heritage	HH-R2 (Alterations and additions to heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support	Retain rule as notified	Permitting customer connections where they are not to the street-facing elevation of a building with controlled activity status if this is not met is supported.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	84	TREE - Notable Trees	TREE-R3 (Activities within the root protection area or dripline of notable trees)	Support in part	Amend rule as follows: 1. Activity Status Permitted Where a. The activity does not create impermeable surfaces, b. The activity does not involve land disturbance, c. The activity does not involve the construction or addition of a structure, and d. The activity does not involve the storage of material, refuse, or goods. Or 2. Activity Status Permitted Where The activity is for a customer connection line, which achieves the following: a. the excavation is undertaken by drilling machines at a depth of 1m or greater, hand-digging, air spade, or hydro vac, within the root protection area; and b. the surface area of a single excavation does not exceed $1m^2$; and c. works involving root pruning are not on roots greater than 35mm in diameter at severance; and d. works do not disturb more than 10 percent of the protected root zone; and	Trenching for a network utility line does not result in an alteration of the profile, contour or height of land. However, such an activity does involve the construction or addition of a structure, and therefore, would not be permitted. There are a number of district plan's across New Zealand which permit lines in the dripline of trees, where certain methods are undertaken that limit the impact on trees. These have been suggested in the requested relief. Refer to original submission for full reasons.
Connexa, Chorus, FortySouth and Spark	311	85	SUB - Subdivision	SUB-O3 (Servicing of allotments)	Support	Retain objective as notified	The objective requires that subdivision is adequately serviced by infrastructure.
Connexa, Chorus, FortySouth and Spark	311	86	SUB - Subdivision	SUB-P7 (Servicing and access)	Support in part	Amend policy as follows: "1. Require new infrastructure and upgrades to existing infrastructure to meet the relevant Council engineering standards or Network Utility Standards, as relevant. ... 8. In discussion with the network utility providers, provide allotments for infrastructure service providers as necessary."	Council does not hold standards for all infrastructure. Therefore, this policy should be expanded to meet Council and Network Utility Provider standards. Network utilities often require allotments within the subdivision design. This should also be recognised in SUB-P7
Connexa, Chorus, FortySouth and Spark	311	87	SUB - Subdivision	SUB-P9 (Subdivision for infrastructure)	Support	Retain policy as notified	The policy requires that subdivision is appropriately sized when it is for infrastructure.
Connexa, Chorus, FortySouth and Spark	311	88	SUB - Subdivision	SUB-R1 (Boundary adjustments)	Support	Retain policy as notified	The rule requires that SUB-S8 regarding the need for a telecommunication be met.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Connexa, Chorus, FortySouth and Spark	311	89	SUB - Subdivision	SUB-R3 (Unit title subdivision...)	Support	Retain policy as notified	The rule requires that SUB-S8 regarding the need for a telecommunication be met.
Connexa, Chorus, FortySouth and Spark	311	90	SUB - Subdivision	SUB-R4 (Subdivision that creates any vacant allotments)	Support	Retain policy as notified	The rule requires that SUB-S8 regarding the need for a telecommunication be met.
Connexa, Chorus, FortySouth and Spark	311	91	SUB - Subdivision	SUB-R5 (Subdivision that creates a new allotment for infrastructure)	Support	Retain rule as notified	The rule is clear as to what would be a Controlled Activity.
Connexa, Chorus, FortySouth and Spark	311	92	SUB - Subdivision	SUB-S8 (Telecommunications)	Support in part	Seeks that the content of standard is replaced with the following requirements: **Residential Zones, Commercial and Mixed Use Zones, Industrial Zones, Sport and Recreation Zone, Special Purpose Zones**: "1. All new allotments must have provision for connections to an open access fibre network to the legal boundary of the allotments." **Rural Zones, Natural Open Space Zone, Open Space Zone:** "2. All new allotments must have provision for connection to telecommunications infrastructure. This may be achieved by either: a. Connections to an open access fibre network to the legal boundary of the allotments; or b. Provision with any subdivision consent application of written confirmation from a telecommunication network operator confirming that connection to a telecommunications network can be provided to all new allotments and describing how this can be achieved. 3. The written confirmation that connection to a telecommunications network can be achieved which is required under SUBS8.2.b must include that the connection can be achieved to: a. A broadband mobile and wireless network, including a satellite network, if connection to such a network is available; or	Requiring all new allotments to be serviced with open access to telecommunications is supported. However, the delivery of telecommunications should be more nuanced in order to better recognise how different parts of Hutt City are currently serviced by different methods of telecommunications. All lots should be subject to telecommunications.
John Francis Burrell	312	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Francis Burrell	312	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
John Francis Burrell	312	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
John Francis Burrell	312	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
John Francis Burrell	312	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
John Francis Burrell	312	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
John Francis Burrell	312	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, crosschecked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 312.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
John Francis Burrell	312	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Francis Burrell	312	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 312.1a is accepted	Reasons given not specific to this relief, see original submission
John Francis Burrell	312	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
John Francis Burrell	312	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
John Francis Burrell	312	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 312.1b)	Reasons given not specific to this relief, see original submission
John Francis Burrell	312	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
John Francis Burrell	312	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 312.1a)	Reasons given not specific to this relief, see original submission
John Francis Burrell	312	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
John Francis Burrell	312	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Francis Burrell	312	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
John Francis Burrell	312	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 312.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
John Francis Burrell	312	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
John Francis Burrell	312	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
John Francis Burrell	312	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
John Francis Burrell	312	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 312.16	No specific reasons given in relation to this submission point, refers to submission point 312.16
John Francis Burrell	312	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
John Francis Burrell	312	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 312.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
John Francis Burrell	312	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 312.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Francis Burrell	312	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
John Francis Burrell	312	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
John Francis Burrell	312	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 312.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Danielle Falconer and Scott Falconer	313	1	Maps - Zoning / Residential	Medium Density Residential Zone - Park Road	Oppose in part	Seeks that all properties accessed from Park Road, including its tributaries, are zoned Large Lot Residential	Road safety – narrow, winding characteristics of Park Road Suitability for intensification – access from SH2 The principle of legitimate expectation – Hill Residential areas were excluded from Plan Change 56 except where within walking distance of a centre or train station Refer to original submission for full reasons
Danielle Falconer and Scott Falconer	313	2	Maps - Zoning / Residential	Medium Density Residential Zone - Park Road	Oppose in part	Seeks that, if submission point 313.1 is not accepted, then even-numbered properties 4 – 10, 12, 12a, 14, 14a, 18 – 40 and 46a Park Road are rezoned to Large Lot Residential Zone	Topography – steep, sloped banks of properties Access constraints – 12, 12a, 14 and 14A are accessed via a narrow right-of-way Suitability for intensification- widespread Medium Density zoning provides ample opportunity for urban growth elsewhere in city Legitimate expectation Refer to original submission for full reasons
Danielle Falconer and Scott Falconer	313	3	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that the Commissioners visit lower Park Road and the affected ROW houses as part of their consideration of submission points 313.1 and 313.2	Reasons given not specific to this relief, see original submission
Laura Skilton	314	1	General District Wide Matters	Coastal environment	Neutral	Amend the Table of Contents to include Coastal Environment under “District Wide and remove from "General"	As it is an Overlay in the maps and difficult to find
Laura Skilton	314	2	Definitions	New definition - 1% Flood Annual Exceedance Probability level	Oppose (requesting new provision)	Seeks that a definition is added for “1% Flood Annual Exceedance Probability level” and explain what this means in real terms in terms of height above sea level.	It would be more useful to have a height above sea level, or a height above natural ground. If the level changes over time, then this makes a mockery of the low/medium and high flood overlays and this should be used for all.
Laura Skilton	314	3	Definitions	New definitions - road classifications	Oppose (requesting new provision)	Seeks that definitions are added for the roads classifications used in the District Plan	The Transport Rules refer to a classification of roads, but these are not defined, nor is there a map showing these.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	4	Definitions	Temporary Activities	Oppose in part	Amend the definition to include the following: "Does not include social gatherings in private homes"	This is used in the noise section but allows a resident to have a loud party. Consideration also required if this includes a band playing once at a venue, but a different band playing the following night.
Laura Skilton	314	5	Whole Plan	All	Neutral	Amend to use correct legal names for suburbs - example Pito One in NH-P2 Metropolitan Centre Zone in ~~Pito One~~ Petone and Seaview Marina ...	Ensures consistency throughout the Plan.
Laura Skilton	314	6a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Neutral	Seeks that the risk level of pockets of lower risk are amended where situated within an area with a higher risk classification in the Flood Hazard Overlay	Accuracy of the modelling used can not be as good as the Overlay boundaries suggest.
Laura Skilton	314	6b	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay	Neutral	Seeks that the risk level of pockets of lower risk are amended where situated within an area with a higher risk classification in the Tsunami Hazard Overlay	Accuracy of the modelling used can not be as good as the Overlay boundaries suggest.
Laura Skilton	314	6c	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Neutral	Seeks that the boundaries between risk levels are made to align with property boundaries and preferably along roads, i.e. north and south of Adelaide Street and its extension	Accuracy of the modelling used can not be as good as the Overlay boundaries suggest.
Laura Skilton	314	6d	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay	Neutral	Seeks that the boundaries between risk levels are made to align with property boundaries and preferably along roads, i.e. north and south of Adelaide Street and its extension	Accuracy of the modelling used can not be as good as the Overlay boundaries suggest.
Laura Skilton	314	7	Maps - Zoning / Moves between categories	All Zones	Oppose in part	Seeks that where a certain covers three properties or less, these properties are rezoned to the zone of adjacent properties.	Commercial activities should be limited to 1 centralised zone. Refer to original submission for full reasons.
Laura Skilton	314	8	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay	Oppose in part	Seeks that the overlay is expanded to include any roads that have a kerb to kerb width less than 11m, and are within the distances of the zones or transport hubs as per the following: City Centre Zone: 500m Metropolitan Centre Zone: 250m Local Centre Zone: 100m Neighbourhood Centre Zone: 100m Mixed Use Zone: 50m Sport and Active Recreation Zone: 100m Hospital Zone: 200m Tertiary Education Zone: 200m Transport Hub (e.g. Railway Station): 500m	The number of Highly Constrained Roads needs to include narrow roads in close proximity to areas with high parking demands and no off street parking.
Laura Skilton	314	9	Maps - Other	Road Hierarchy	Neutral	Seeks that the road classification referred to in provisions in the Transport chapter, is shown in the maps	The Transport Rules refer to a classification of roads, but these are not defined, nor is there a map showing these.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	10	Maps - Other	Active Street Frontage Overlay	Oppose in part	Seeks that the Active Street Frontage Overlay is amended as follows: - Amend Active Frontage B to be Active Frontage A. - Amend Active Frontage C to be Active Frontage B. And amend relevant provisions to remove requirements for Active Frontage C.	The activities in the Active Frontage A is the same as the Activities in Active Frontage B, and therefore should be the same, i.e. “A”
Laura Skilton	314	11	NH - Natural Hazards	Introduction	Neutral	Amend last paragraph of Introduction as follows: "Different activities by their nature present different consequences to natural hazards. For the provisions in this chapter, activities are classified as: - Activities most sensitive to natural hazards, such as residential - Activities potentially sensitive to natural hazards, such as commercial and industrial, and - Activities least sensitive to natural hazards, such as recreation facilities. For a full list of activities in each category, refer to the definitions.	Difficult to read if printed
Laura Skilton	314	12	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Neutral	Amend the rule title as follows: "NH-R9: Additions to existing buildings and structures that contain activities..."	This rule is Inconsistent with other rules
Laura Skilton	314	13	NH - Natural Hazards	Rules	Neutral	Seeks that each set of rules includes a table, which shows which rules are applicable for each interaction of risk classification i.e "Low Flood Hazard Overlay" and activity sensitivity, i.e "Activities least sensitive to natural hazards". Refer to original submission for an example table.	To assist interpretation of plan users
Laura Skilton	314	14a	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Neutral	Seeks that the policy is separated into three policies for Low, Medium and High Flood Overlays	Difficult to read and some activity levels appear to overlap
Laura Skilton	314	14b	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Neutral	Seeks that policy is amended to: - only allow 'activities most sensitve to natural hazards' in the Medium Flood Hazard Overlay "if controlled" - avoid 'activities most sensitive to natural hazards' in the High Flood Hazard Overlay (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Laura Skilton	314	15a	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Neutral	Seeks that the policy is separated into three policies for Low, Medium and High Flood Overlays	Difficult to read and some activity levels appear to overlap

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	15b	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Neutral	Seeks that policy direction with respect to the following is retained: - only allow 'activities most sensitve to natural hazards' in the Medium Flood Hazard Overlay "if controlled" - avoid 'activities most sensitive to natural hazards' in the High Flood Hazard Overlay (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Laura Skilton	314	16	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: a. When located within a Low Flood Hazard Overlay, the finished floor levels of the building are located above the 1% Flood Annual Exceedance Probability level, plus the height of the floor joists ~~or the base of the concrete floor slab~~ and an allowance for freeboard. b. concrete floor slabs are not used"	Areas within flood overlays should not be allowed to have concrete floors. Houses with piles have additional protection as water can drain under the house.
Laura Skilton	314	17	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Oppose	Amend policy as follows: "...4. Provide for new building platforms, new buildings and structures and the conversion of existing buildings ~~for child care services, retirement villages, educational facilities, hospitals, emergency service facilities and health care facilities~~ within the Liquefaction Hazard Overlay where:..."	The ability for evacuation extends beyond those listed. Refer to original submission
Laura Skilton	314	18	NH - Natural Hazards	NH-R17 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Oppose in part	Amend rule as follows: "1. Activity status: ~~Permitted~~ ~~Where:~~ ~~The new building is not for a child care service, retirement village, educational facility, emergency service facility or health care activity.~~ ~~2. Activity status:~~ Restricted discretionary Where: ~~Compliance with the requirements of NH-R17.1 cannot be achieved.~~ Matters of discretion are restricted to: The relevant matters in NH-P11: Subdivision, Use and Development in the Liquefaction Hazard Overlay.	The ability for evacuation extends beyond those listed. Refer to original submission
Laura Skilton	314	19	CE - Coastal Environment (Hazards)	Coastal Inundation Hazard Overlay Tsunami Hazard Overlay	Neutral	Seeks that the Coastal Inundation Hazard Overlay and the Tsunami Hazard Overlay are merged as follows, with the most restrictive rules applying in each area: - Medium Coastal Hazard Overlay (Low and Medium Tsunami Hazard Overlay and Medium Coastal Inundation Hazard Overlay) - High Coastal Hazard Overlay (High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	To assist interpretation of plan users. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	20a	CE - Coastal Environment (Hazards)	Rules	Neutral	Seeks that, if submission point 314.19 is not accepted, then amend provisions of the Coastal Environment chapter to not used combined terms, i.e. "Medium Coastal Hazard Overlays", and instead indivdually identify coastal hazard overlays, eg. • Low Tsunami Hazard Overlay • Medium Tsunami Hazard Overlay • High Tsunami Hazard Overlay • Medium Coastal Inundation Hazard Overlay, and • High Coastal Inundation Hazard Overlay	To assist interpretation of plan users. Refer to original submission for full reasons.
Laura Skilton	314	20b	CE - Coastal Environment (Hazards)	Rules	Neutral	Seeks that a table is included at the start of the rules, similar to the the relief requested in submission point 314.13	To assist interpretation of plan users. Refer to original submission for full reasons.
Laura Skilton	314	21	CE - Coastal Environment (Hazards)	CE-03 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Oppose in part	Amend objective as follows: "Subdivision, use and development within the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay ~~reduce or~~ avoid increasing the existing risk from coastal hazards to people, buildings and infrastructure."	Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays.
Laura Skilton	314	22	CE - Coastal Environment (Hazards)	CE-04 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Oppose in part	Amend objective as follows: "Subdivision, use and development within the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay ~~minimise~~ reduce the risk from natural hazards to people, buildings and infrastructure."	Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays.
Laura Skilton	314	23	CE - Coastal Environment (Hazards)	CE-P9 (Levels of Risk)	Oppose in part	Amend policy as follows: "Ensure, subdivision, use and development manages the coastal hazard risk to people, buildings and infrastructure by: 1. Avoiding new buildings and activities in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay (with the exception of the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone) ~~unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development minimises the existing risk from coastal hazards to people, buildings and infrastructure.~~ ... 3. Avoiding increased buildings and activities ~~Requiring subdivision, use, or development to minimise the risk to development from coastal hazards to people, buildings and infrastructure~~ in the Low and Medium Coastal Hazard Overlays; and..."	Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	24	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Oppose in part	Amend policy as follows: "Additions to existing buildings and structures in the Coastal Hazard Overlays are managed as follows: ... ~~2. Allow for additions to existing buildings and structures containing activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay.~~ 3. Provide for additions to existing buildings and structures containing activities potentially sensitive to natural hazards ~~or activities most sensitive to natural hazards~~ in the Medium Coastal Hazard Overlays and High Coastal Hazard Overlays where: ... d. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture <u>by means of walking.</u> ~~4. Provide for additions to existing buildings and structures containing activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays where:~~ ~~a. The addition enables the continued use of the existing building,~~ ~~b. The addition incorporates measures that reduce or do not increase the risk to people and buildings from coastal inundation from sea level rise, and~~ ~~c. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the~~	Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays All the Low Tsunami Overlay areas are within the Medium Coastal Overlay, therefore point 2 is redundant.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	25	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Oppose in part	Amend policy as follows: "Subdivision, use and development in the Coastal Hazard Overlay are managed as follows: ... ~~3. Allow for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards in the Low Tsunami Hazard Overlay.~~ 4. Provide for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards ~~and activities most sensitive to natural hazards~~ in the Medium and High Coastal Hazard Overlays when located in the General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone where: ... d. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture by means of walking, and ... 5. Provide for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards in the Medium Coastal Hazard Overlays in all other zones where: ... b. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the	Objectives and Rules are not strong enough to ensure lives are not endangered in the Coastal Hazard Overlays. All the Low Tsunami Overlay areas are within the Medium Coastal Overlay, therefore CE-P15.3 and CE-P15.7 is redundant.
Laura Skilton	314	26	CE - Coastal Environment (Hazards)	CE-R9 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay)	Neutral	Delete rule	All the Low Tsunami Overlay areas are within the Medium Coastal Overlay, therefore CE-R9 is redundant.
Laura Skilton	314	27	CE - Coastal Environment (Hazards)	CE-R10 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays)	Oppose	Amend rule title as follows: "CE-R10: Additions to existing buildings and structures for activities potentially sensitive to natural hazards ~~and activities most sensitive to natural hazards~~ in the Medium Coastal Hazard Overlays"	There should be no additions to buildings for activities most sensitive to natural hazards.
Laura Skilton	314	28	CE - Coastal Environment (Hazards)	New Provision	Oppose (requesting new provision)	Add new rule for "Additions to existing buildings and structures for activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays", and appy a Prohibited activity status	There should be no additions to buildings for activities most sensitive to natural hazards.
Laura Skilton	314	29	CE - Coastal Environment (Hazards)	CE-R12 (Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays)	Oppose	Amend rule as follows: "1. Activity status: ~~Discretionary~~ Prohibited"	There should be no additions to buildings for activities most sensitive to natural hazards.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	30	CE - Coastal Environment (Hazards)	CE-R15 (New buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Neutral	Amend as follows: "All Zones ~~1. Activity status: Permitted~~ ~~Where:~~ ~~The new building or structure is located in a Low Tsunami Hazard Overlay.~~ ..."	All the Low Tsunami Overlay areas are within the Medium Coastal Overlay, therefore CE-R15.1 is redundant.
Laura Skilton	314	31	CE - Coastal Environment (Hazards)	CE-16 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ~~a. The new building or structure or conversion of an existing building is located in a Low Tsunami Hazard Overlay, and~~ b. The new building is not for a childcare service, retirement village, educational facility, hospital, emergency service facility or healthcare facility, and c. The ~~number of residential units on a site is no more than three.~~ new building replaces an existing building and has the same or less footprint than building that was on the site on 31 December 2024 2. Activity status: ~~Restricted discretionary~~ Prohibited Where: ~~The new building or structure or conversion of an existing building is located in a Low Tsunami Hazard Overlay, and~~ Compliance is not achieved with CE-R16.1. ~~5. Activity status: Discretionary~~ ~~Where:~~ ~~a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay.~~ ~~6. Activity status: Non-complying~~ ~~Where:~~ ~~The new building or structure or conversion of an existing building is located in a High Coastal Hazard Overlay.~~	There should be no new buildings for activities most sensitive to natural hazards. If CE-16.2 is updated as requested, CE-16.5 and CE-R16.6 are not needed. All the Low Tsunami Overlay areas are within the Medium Coastal Overlay, therefore CE-R16.1a is redundant.
Laura Skilton	314	32a	HRZ - High Density Residential Zone	HRZ-P12 (Urban design outcomes by meeting standard or assessment)	Oppose	Amend policy as follows: "... 2. ~~Ensure adequate~~ Provide minimum access to daylight for residential activities on the site and on adjacent sites. 3. ~~Ensure adequate~~ Provide minimum access to sunlight for existing outdoor living spaces on adjacent sites, and public open space. ... 7. Ensure the outlook requirements at existing adjacent dwellings are not impeded."	Effects on adjacent sites not adequately catered for.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	32b	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Oppose	Amend policy as follows: "... 2. ~~Ensure adequate~~ Provide minimum access to daylight for residential activities on the site and on adjacent sites. 3. ~~Ensure adequate~~ Provide minimum access to sunlight for existing outdoor living spaces on adjacent sites, and public open space. ... 7. Ensure the outlook requirements at existing adjacent dwellings are not impeded."	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	33a	HRZ - High Density Residential Zone	HRZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose	Amend clause (1) of rule as follows: "1. Activity status: Permitted Where: ... b. Outlook space of an existing adjacent dwelling is not in accordance with HRZ-S9 for the adjacent site"	Effects on adjacent sites not adequately catered for. Refer paragraph 47 to 49.
Laura Skilton	314	33b	MRZ - Medium Density Residential Zone	MRZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose	Amend clause (1) of rule as follows: "1. Activity status: Permitted Where: ... b. Outlook space of an existing adjacent dwelling is not in accordance with HRZ-S9 for the adjacent site"	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	34a	HRZ - High Density Residential Zone	HRZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose	Amend clause (2) of rule as follows: "2. Activity status: ~~Restricted discretionary~~ Prohibited Where: Compliance is not achieved with HRZ-R3.1."	Effects on adjacent sites are already adverse with existing rules, so these should never be breached.
Laura Skilton	314	34b	MRZ - Medium Density Residential Zone	MRZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose	Amend clause (2) of rule as follows: "2. Activity status: ~~Restricted discretionary~~ Prohibited Where: Compliance is not achieved with MRZ-R3.1."	Effects on adjacent sites are already adverse with existing rules, so these should never be breached.
Laura Skilton	314	35a	HRZ - High Density Residential Zone	HRZ-R4 (Residential activities)	Oppose	Amend clause (2) of the rule as follows: "2. Activity status: ~~Restricted discretionary~~ Prohibited"	Effects on adjacent sites are already adverse with existing rules, so these should never be breached.
Laura Skilton	314	35b	MRZ - Medium Density Residential Zone	MRZ-R4 (Residential activities)	Oppose	Amend clause (2) of the rule as follows: "2. Activity status: ~~Restricted discretionary~~ Prohibited"	Effects on adjacent sites are already adverse with existing rules, so these should never be breached.
Laura Skilton	314	36a	HRZ - High Density Residential Zone	HRZ-R5 (Papakāinga)	Neutral	Amend rule title as follows: "HRZ-R5: Papakāinga (housing and ancillary activities for tangata whenua on their ancestral land)"	Ease of use for printed versions

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	36b	MRZ - Medium Density Residential Zone	MRZ-R5 (Papakāinga)	Neutral	Amend rule title as follows: MRZ-R5: Papakāinga (housing and ancillary activities for tangata whenua on their ancestral land)"	Ease of use for printed versions
Laura Skilton	314	37a	HRZ - High Density Residential Zone	HRZ-R5 (Papakāinga)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ... g. Compliance is achieved with: i. HRZ-S8: Outdoor living space, ~~and~~ ii. HRZ-S7: Permeable surface, and iii. HRZ-S9: Outlook space. 2. Activity status: ~~Restricted~~ Discretionary"	Permeable surface must be complied with in all activities.
Laura Skilton	314	37b	MRZ - Medium Density Residential Zone	MRZ-R5 (Papakāinga)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ... g. Compliance is achieved with: i. HRZ-S8: Outdoor living space, ~~and~~ ii. HRZ-S7: Permeable surface, and iii. HRZ-S9: Outlook space. 2. Activity status: ~~Restricted~~ Discretionary"	Permeable surface must be complied with in all activities.
Laura Skilton	314	38a	HRZ - High Density Residential Zone	HRZ-R6 (Home businesses)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ... b. No more than two ~~four~~ people may work onsite at the home business at any one time. c. Retail activities are not undertaken on site, including online retail ~~limited to:~~ ~~i. Goods produced on the site, or~~ ~~ii. Goods retailed online and not resulting in customer visits to the site, or~~ ~~iii. Goods ancillary to a service provided by the home business.~~ .... 2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	38b	MRZ - Medium Density Residential Zone	MRZ-R6 (Home businesses)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ... b. No more than two ~~four~~ people may work onsite at the home business at any one time. c. Retail activities are not undertaken on site, including online retail ~~limited to:~~ ~~i. Goods produced on the site, or~~ ~~ii. Goods retailed online and not resulting in customer visits to the site, or~~ ~~iii. Goods ancillary to a service provided by the home business.~~ .... 2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	39a	HRZ - High Density Residential Zone	HRZ-R7 (Visitor accommodation)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: The maximum occupancy, including staff and visitors, is limited to five ~~10~~ persons at any one time. 2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	39b	MRZ - Medium Density Residential Zone	MRZ-R7 (Visitor accommodation)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: The maximum occupancy, including staff and visitors, is limited to five ~~10~~ persons at any one time. 2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	40a	HRZ - High Density Residential Zone	HRZ-R8 (Child care services	Oppose	Amend clause (2) of rule as follows: "2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	40b	MRZ - Medium Density Residential Zone	MRZ-R8 (Child care services)	Oppose	Amend clause (2) of rule as follows: "2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	41a	HRZ - High Density Residential Zone	HRZ-R9 (Supported residential care facility)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed five ~~10~~. 2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	41b	MRZ - Medium Density Residential Zone	MRZ-R9 (Supported residential care facility)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed five ~~10~~. 2. Activity status: ~~Restricted~~ Discretionary"	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	42a	HRZ - High Density Residential Zone	HRZ-R10 (Commercial activities not otherwise provided for)	Oppose	Amend so that the rule has an outright Discretionary activity status (inferred - refer to original submission)	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	42b	MRZ - Medium Density Residential Zone	MRZ-R10 (Health care activities)	Oppose	Amend so that the rule has an outright Discretionary activity status (inferred - refer to original submission)	Rules not strict enough and conflict with Transport policies.
Laura Skilton	314	43a	HRZ - High Density Residential Zone	HRZ-R10 (Commercial activities not otherwise provided for)	Oppose	Seeks that, if submission point 314.42a is not accepted, then amend clause (1) of rule as follows: "Activity status: Restricted discretionary Where: a. The total gross floor area of the commercial activities does not exceed 100 ~~200~~m2 per site. ... d. The hours of operation are not outside: i. ~~7.00am to 9.00pm~~ 8.00am to 7.00pm Monday to Friday, and ii. ~~8.00am to 7.00pm~~ 9.00am to 6.00pm Saturday, Sunday, ~~and public holidays.~~ iii. Closed public holidays e. No more than four staff may work on the premises at any one time."	To minimise adverse effects on residential activities
Laura Skilton	314	43b	MRZ - Medium Density Residential Zone	MRZ-R10 (Health care activities)	Oppose	Requested relief unclear - amendments do not relate to MRZ-R10 as notified	To minimise adverse effects on residential activities
Laura Skilton	314	44a	HRZ - High Density Residential Zone	HRZ-R11 (Health care activities)	Oppose	Delete entire Rule	Reasons given not specific to this relief, see original submission
Laura Skilton	314	44b	MRZ - Medium Density Residential Zone	MRZ-R10 (Health care activities)	Oppose	Delete entire Rule (requested relief inferred as relating to MRZ-R10)	Reasons given not specific to this relief, see original submission
Laura Skilton	314	45a	HRZ - High Density Residential Zone	HRZ-R12 (Educational facilities (excluding child care services))	Oppose	Amend rule as follows: "1. Activity status: ~~Restricted discretionary~~ Prohibited"	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	45b	MRZ - Medium Density Residential Zone	MRZ-R11 (Educational facilities (excluding child care services))	Oppose	Amend rule as follows: "1. Activity status: ~~Restricted discretionary~~ Prohibited" (requested relief inferred as relating to MRZ-R11)	Effects on adjacent sites not adequately catered for.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	46a	HRZ - High Density Residential Zone	HRZ-R16 (Emergency service facilities)	Oppose	Amend matters of discretion as follows: "Matters of discretion are limited to: 1. The effects on the residential amenity of the surrounding area, <u>including noise from sirens from emergency vehicles during the night.</u> ..."	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	46b	MRZ - Medium Density Residential Zone	MRZ-R15 (Emergency service facilities)	Oppose	Amend matters of discretion as follows: "Matters of discretion are limited to: 1. The effects on the residential amenity of the surrounding area, <u>including noise from sirens from emergency vehicles during the night.</u> ..." (requested relief inferred as relating to MRZ-R15)	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	47a	HRZ - High Density Residential Zone	HRZ-R21 (Outdoor storage and work areas)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ... <u>c. storage/work does not require truck movements</u> 2. Activity status: ~~Restricted~~ Discretionary"	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	47b	MRZ - Medium Density Residential Zone	MRZ-R20 (Outdoor storage and work areas)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: ... <u>c. storage/work does not require truck movements</u> 2. Activity status: ~~Restricted~~ Discretionary" (requested relief inferred as releating to MRZ-R20)	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	48a	HRZ - High Density Residential Zone	HRZ-S2 (Building coverage)	Oppose	Amend clause (2) of the standard as follows: "2. Does not apply to: ~~a. Decks less than 500mm in height,~~ ~~b. All structures less than 1.2 metres in height, and~~ c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes."	Decks should be included as (a) they are often covered and (b) they are often covered at a later date. This effectively increases the roof area. Refer also to my concerns about permeable surfaces.
Laura Skilton	314	48b	MRZ - Medium Density Residential Zone	MRZ-S2 (Building coverage)	Oppose	Amend clause (2) of the standard as follows: "2. Does not apply to: ~~a. Decks less than 500mm in height,~~ ~~b. All structures less than 1.2 metres in height, and~~ c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes."	Decks should be included as (a) they are often covered and (b) they are often covered at a later date. This effectively increases the roof area. Refer also to my concerns about permeable surfaces.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	49a	HRZ - High Density Residential Zone	HRZ-S4 (Height in relation to boundary)	Oppose	Amend standard as follows: ~~"1. Where up to 3 residential units occupy the site:~~ 1. ~~a.~~ All buildings and structures must not project beyond a 60o recession plane measured from a point 4 metres vertically above ground level for all side and rear boundaries (as shown in the diagram HRZ-Figure 2). ~~2. Where 4 or more residential units occupy the site:~~ ~~a. For the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60o recession plane measured from a point 8 metres vertically above ground level (as shown in the diagram HRZ-Figure 2), and b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60o recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2).~~ ..."	Conflict with HRZ-S1 Effects on adjacent sites are already adverse with existing rules, without increasing them for 4 units. The height planes should not be increased when there are 4 or more units.
Laura Skilton	314	49b	MRZ - Medium Density Residential Zone	MRZ-S4 (Height in relation to boundary)	Oppose	Requested relief unclear - amendments do not relate to MRZ-S4 as notified	Conflict with MRZ-S1. Effects on adjacent sites are already adverse with existing rules, without increasing them for 4 units. The height plans should not be increased when there are 4 or more units.
Laura Skilton	314	50a	HRZ - High Density Residential Zone	HRZ-S4 (Height in relation to boundary)	Oppose	Amend clause (4) of the standard as follows: "4. 1, 2 and 3 do not apply to: a. A boundary with a road <u>if the road reserve is more than 12m wide,</u> ..."	Sunlight planes will affect houses on the opposite side of the road if the road reserve is narrow.
Laura Skilton	314	50b	MRZ - Medium Density Residential Zone	MRZ-S4 (Height in relation to boundary)	Oppose	Amend clause (4) of the standard as follows: "4. 1, 2 and 3 do not apply to: a. A boundary with a road <u>if the road reserve is more than 12m wide,</u> ..."	Sunlight planes will affect houses on the opposite side of the road if the road reserve is narrow.
Laura Skilton	314	51a	HRZ - High Density Residential Zone	HRZ-S7 (Permeable surface)	Oppose	Amend standard as follows: "1.The minimum permeable surface area of a site is 30%. <u>Side yards between two adjacent buildings are excluded from this calculation.</u> Matters of discretion if the standard is breached: ... ~~4.Any positive effects that cannot be achieved while meeting the standard.~~ <u>4. The height and proximity of other buildings, and the effect these have on rain direction with wind.</u>"	Proximity to adjacent features will reduce the effectiveness of side yards for permeable surfaces.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	51b	MRZ - Medium Density Residential Zone	MRZ-S7 (Permeable surface)	Oppose	Amend standard as follows: "1.The minimum permeable surface area of a site is 30%. Side yards between two adjacent buildings are excluded from this calculation. Matters of discretion if the standard is breached: ... ~~4.Any positive effects that cannot be achieved while meeting the standard.~~ 4. The height and proximity of other buildings, and the effect these have on rain direction with wind."	Proximity to adjacent features will reduce the effectiveness of side yards for permeable surfaces.
Laura Skilton	314	52a	HRZ - High Density Residential Zone	HRZ-S7 (Permeable surface)	Oppose	Seeks that standard is amended to delete matters of discretion, and if the standard is breached it is a Prohibited activity	Effects on stormwater system in large rain event, refer to original submission
Laura Skilton	314	52b	MRZ - Medium Density Residential Zone	MRZ-S7 (Permeable surface)	Oppose	Seeks that standard is amended to delete matters of discretion, and if the standard is breached it is a Prohibited activity	Effects on stormwater system in large rain event, refer to original submission
Laura Skilton	314	53a	HRZ - High Density Residential Zone	HRZ-S8 (Outdoor living space)	Oppose	Amend standard as follows: "1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, and/or roof terrace space that ..... 2.A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, and/or roof terrace that: a. Is at least 8 square metres and has a minimum dimension of 1.8 metres, b. Is accessible from the residential unit, ~~c. May be:~~ ~~i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or~~ ~~ii. Located directly adjacent to the unit.~~"	Implies that a unit above ground can have no balcony, patio or roof terrace

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	53b	MRZ - Medium Density Residential Zone	MRZ-S8 (Outdoor living space)	Oppose	Amend standard as follows: "1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, and/or roof terrace space that ..... 2.A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, and/or roof terrace that: a. Is at least 8 square metres and has a minimum dimension of 1.8 metres, b. Is accessible from the residential unit, ~~c. May be:~~ ~~i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or~~ ~~ii. Located directly adjacent to the unit.~~"	Implies that a unit above ground can have no balcony, patio or roof terrace
Laura Skilton	314	54a	HRZ - High Density Residential Zone	HRZ-S9 (Outlook space)	Oppose	Amend standard to add a new clause: "Outlook space for residential units on adjacent sites must be maintained to a provide the minimum depth as shown in the diagram HRZ-Figure 3 for all windows on the adjacent site."	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	54b	MRZ - Medium Density Residential Zone	MRZ-S9 (Outlook space)	Oppose	Amend standard to add a new clause: "Outlook space for residential units on adjacent sites must be maintained to a provide the minimum depth as shown in the diagram HRZ-Figure 3 for all windows on the adjacent site."	Effects on adjacent sites not adequately catered for.
Laura Skilton	314	55a	HRZ - High Density Residential Zone	HRZ-S9 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	55b	MRZ - Medium Density Residential Zone	MRZ-S9 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.
Laura Skilton	314	55c	CCZ - City Centre Zone	CCZ-S9 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.
Laura Skilton	314	55d	MCZ - Metropolitan Centre Zone	MCZ-S10 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.
Laura Skilton	314	55e	LCZ - Local Centre Zone	LCZ-S10 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	55f	NCZ - Neighbourhood Centre Zone	NCZ-S10 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.
Laura Skilton	314	55g	MUZ - Mixed Use Zone	MUZ-S6 (Outlook space)	Oppose	Amend clause (2) of the standard as follows: "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of ~~1m~~ 2m deep and 1m wide." Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	As there are 1m setbacks, this change should not change anything but will strengthen the requirement for outlook space.
Laura Skilton	314	56	Commercial and Mixed Use Zones	All Commercial and Mixed Use Zones	Neutral	Seeks that the number of commercial zones is reduced from five to one.	The rules for these zones are all effectively the same as they rely only on the overlays to distinguish them. By consolidating them, it will simplify the Plan and make it easier to read.
Laura Skilton	314	57a	Maps - Zoning / Commercial and Industrial	City Centre Zone	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned City Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	An increase in commercial zone land will have a detrimental effect on the Lower Hutt CBD
Laura Skilton	314	57b	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Metropolitan Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	An increase in commercial zone land will have a detrimental effect on the Lower Hutt CBD
Laura Skilton	314	57c	Maps - Zoning / Commercial and Industrial	Local Centre Zone	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Local Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	An increase in commercial zone land will have a detrimental effect on the Lower Hutt CBD
Laura Skilton	314	57d	Maps - Zoning / Commercial and Industrial	Neighbourhood Centre Zone	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Neighbourhood Centre Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	An increase in commercial zone land will have a detrimental effect on the Lower Hutt CBD
Laura Skilton	314	57e	Maps - Zoning / Commercial and Industrial	Mixed Use Zone	Neutral	Seeks that areas that are zoned residential in the Operative District Plan, and are zoned Mixed Use Zone in the Proposed District Plan, are rezoned to a residential zone (refer to original submission)	An increase in commercial zone land will have a detrimental effect on the Lower Hutt CBD

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	58a	Maps - Zoning / Commercial and Industrial	City Centre Zone	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Maintain the underlying zone if non residential activities occur in a residential zone. Refer paragraph 67 to 73
Laura Skilton	314	58b	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Maintain the underlying zone if non residential activities occur in a residential zone. Refer paragraph 67 to 74
Laura Skilton	314	58c	Maps - Zoning / Commercial and Industrial	Local Centre Zone	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Maintain the underlying zone if non residential activities occur in a residential zone. Refer paragraph 67 to 75
Laura Skilton	314	58d	Maps - Zoning / Commercial and Industrial	Neighbourhood Centre Zone	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Maintain the underlying zone if non residential activities occur in a residential zone. Refer paragraph 67 to 76
Laura Skilton	314	58e	Maps - Zoning / Commercial and Industrial	Mixed Use Zone	Neutral	Seeks that individual sites with a Commercial or Mixed Use zoning in the Proposed District Plan, which are surrounded by Residential zoned properties, are rezoned to a Residential Zone (inferred - refer to original submission)	Maintain the underlying zone if non residential activities occur in a residential zone. Refer paragraph 67 to 77
Laura Skilton	314	59	CCZ - City Centre Zone	CCZ-R16, CCZ-R17	Neutral	Seeks that rules CCZ-R16 and CCZ-R17 are consolidated	Duplicate
Laura Skilton	314	60a	CCZ - City Centre Zone	Rules	Neutral	Seeks that the rules CCZ-R7 CCZ-R8 CCZ-R9 CCZ-R11, are moved to appear afterCCZ-R19, light manufacturing	CCZ-O1 states that the city centre is the primary commercial centre for Lower Hutt, yet the first land use activities in the list are all residential. Move to the end.
Laura Skilton	314	60b	MCZ - Metropolitan Centre Zone	Rules	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	CCZ-O1 states that the city centre is the primary commercial centre for Lower Hutt, yet the first land use activities in the list are all residential. Move to the end.
Laura Skilton	314	60c	LCZ - Local Centre Zone	Rules	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	CCZ-O1 states that the city centre is the primary commercial centre for Lower Hutt, yet the first land use activities in the list are all residential. Move to the end.
Laura Skilton	314	60d	NCZ - Neighbourhood Centre Zone	Rules	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	CCZ-O1 states that the city centre is the primary commercial centre for Lower Hutt, yet the first land use activities in the list are all residential. Move to the end.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	60e	MUZ - Mixed Use Zone	Rules	Neutral	Seeks that rules for residential activities are moved to appear after rules for commercial activities (inferred - refer to original submission)	CCZ-O1 states that the city centre is the primary commercial centre for Lower Hutt, yet the first land use activities in the list are all residential. Move to the end.
Laura Skilton	314	61a	CCZ - City Centre Zone	Rules	Neutral	Seeks that CCZ-R16 is moved to appear in sequence after CCZ-R26	Any rule that includes a heading “not otherwise provided for” should be at the end of the activities, not in the middle.
Laura Skilton	314	61b	MCZ - Metropolitan Centre Zone	Rules	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Any rule that includes a heading “not otherwise provided for” should be at the end of the activities, not in the middle.
Laura Skilton	314	61c	LCZ - Local Centre Zone	Rules	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Any rule that includes a heading “not otherwise provided for” should be at the end of the activities, not in the middle.
Laura Skilton	314	61d	NCZ - Neighbourhood Centre Zone	Rules	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Any rule that includes a heading “not otherwise provided for” should be at the end of the activities, not in the middle.
Laura Skilton	314	61e	MUZ - Mixed Use Zone	Rules	Neutral	Seeks that catch-all rules, with wording "not otherwise provided for" are moved to the end of rules as they appear in the chapter (inferred - refer to original submission)	Any rule that includes a heading “not otherwise provided for” should be at the end of the activities, not in the middle.
Laura Skilton	314	62	CCZ - City Centre Zone	CCZ-R27 (Outdoor storage and work areas)	Oppose	Amend rule as follows: "1.Activity status: ~~Permitted~~ Non-complying 2.Activity status: ~~Restricted discretionary~~ Prohibited"	Outdoor Storage detracts from a thriving CBD
Laura Skilton	314	63a	MCZ - Metropolitan Centre Zone	MCZ-R28 (Servicing)	Neutral	Amend rule as follows: "1. Activity status: Permitted Where: a. ~~The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or~~ b. The servicing occurs only between ~~7~~8:00am and ~~10~~6:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Needs checking as businesses in Petone can not have deliveries. MCZ-R28 conflicts with MUZ-R30 Hours are too long.
Laura Skilton	314	63b	CCZ - City Centre Zone	CCZ-R28 (Servicing)	Neutral	Amend rule as follows: "1. Activity status: Permitted Where: a. ~~The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or~~ b. The servicing occurs only between ~~7~~8:00am and ~~10~~6:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Needs checking as businesses in Petone can not have deliveries. MCZ-R28 conflicts with MUZ-R30 Hours are too long.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	63c	LCZ - Local Centre Zone	LCZ-R23 (Servicing)	Neutral	Amend rule as follows: "1. Activity status: Permitted Where: a. ~~The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or~~ b. The servicing occurs only between ~~7~~8:00am and ~~10~~6:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Needs checking as businesses in Petone can not have deliveries. MCZ-R28 conflicts with MUZ-R30 Hours are too long.
Laura Skilton	314	63d	NCZ - Neighbourhood Centre Zone	NCZ-R23 (Servicing)	Neutral	Amend rule as follows: "1. Activity status: Permitted Where: a. ~~The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or~~ b. The servicing occurs only between ~~7~~8:00am and ~~10~~6:00pm if the site is within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone"	Needs checking as businesses in Petone can not have deliveries. MCZ-R28 conflicts with MUZ-R30 Hours are too long.
Laura Skilton	314	63e	MUZ - Mixed Use Zone	MUZ-R28 (Primary production other than as an ancillary activity)	Neutral	Requested relief unclear - amendments do not relate to MUZ-R28 as notified	Needs checking as businesses in Petone can not have deliveries. MCZ-R28 conflicts with MUZ-R30 Hours are too long.
Laura Skilton	314	64	SCHED2 - Heritage Areas	New listing - Petone Foreshore Heritage Precinct	Oppose (requesting new provision)	Seeks that the Petone Foreshore Heritage Precinct as per the Council Officer Report in PC56 is reinstated.	Historic character of Petone, maintain street frontages of historical significance
Laura Skilton	314	65	TR - Transport	TR-R3 (All activities – Trip generation)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: ... c. Alteration or expansion of an existing high trip generating activity does not: ~~i. Increase motor vehicle trip generation by greater than 5%,~~ ii. Alter, remove, or increase the number of, vehicle crossings which provide access to the activity, and iii. Remove the ability for vehicles to enter and exit the site in a forward direction."	Effectively TR-R31.c.i increases the trip generating activities by 5%.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	66	TR - Transport	TR-R4 (Activities within the Highly Constrained Roads Overlay)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. It is a residential activity and no more than one residential unit occupies the site, and there is no increase in the number of bedrooms or rooms that can accommodate additional people on the site on 31 December 2024, or b. It is a non-residential activity and is ancillary to an existing on-site activity. 2. Activity status: ~~Non-complying~~ Prohibited Where: Compliance is not achieved with TR-R4.1."	Rule TR-R4 needs to be strengthened.
Laura Skilton	314	67	TR - Transport	TR-S5 (Vehicle crossings – Number, location and width)	Support in part	Amend standard as follows: "... 3. Vehicle crossings at the point of intersection with the kerb and channel must have a minimum width of a. For vehicle crossing on au urban road that is not an urban connector: 3.0m b. For a vehicle crossing on an Urban Connector: 3.5m 4 ~~3~~. Vehicle crossings at the point of intersection with any footpath or shared path must have a width not exceeding: a. For single vehicle crossings: 6m, and b. For combined vehicle crossings: 9m"	Include a minimum vehicle crossing requirement. If too narrow and a vehicle can not easily turn into the driveway, then the vehicle will need to do multiple turns and potentially block through traffic. This is undesirable, particularly on Urban Connectors.
Laura Skilton	314	68	TR - Transport	TR-S7 (Driveways)	Support in part	Amend clause (1) of standard as follows: "1. The minimum design vehicle used for driveway design under this standard is a 5.4m x 2.1m ~~4.91m x 1.87m~~ vehicle (99~~85~~th percentile vehicle)."	Access must be able to accommodate all vehicles. Refer to paragraph 85 to 88.
Laura Skilton	314	69	TR - Transport	TR-S8 (Design requirements for motor vehicle parking, circulation, and manoeuvring)	Neutral	Amend title of standard as follows: "TR-S8: Design requirements for ~~motor vehicle~~ car parking, circulation, and manoeuvring"	Consistent wording needed. Motor vehicle includes trailers and mobility scooters TR-S9 and TR-S10 deal with truck parking (loading)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	70	TR - Transport	TR-S8 (Design requirements for motor vehicle parking, circulation, and manoeuvring)	Oppose	Amend standard as follows: "... 2. Carparking spaces must: a. Comply with the minimum dimensions of Figure 3: Motor vehicle parking and Table 5: Design requirements for motor vehicle parking, b. Have a maximum gradient of 5% in any direction, c. Have a minimum height clearance of 2.3m, and ~~d. For residential on-site carparking spaces, whether covered or uncovered, be electric vehicle-charging-ready by being serviced with an electrical cable conduit from the electricity supply to the edge of the carpark~~ 5. On-site parking, circulation and manoeuvring must not include ramps, ~~turntables,~~ lifts or stackers 6. Manoeuvring space must not be obstructed by any parking or loading space, or any other permanent object."	A residential site that meets all the required standards should not need a resource consent if they do not have electric vehicle charging. Turntables are acceptable in small carparks. They enable better manoeuvring.
Laura Skilton	314	71	TR - Transport	Table 4: Design requirements for motor vehicle parking, circulation, and manoeuvring	Support in part	Amend requirements for "Formation dimension - Traffic lane length" as follows: "The traffic lane must have a minimum length of 6m extending into the site from the property frontage, which must be unobstructed ~~but may be enclosed by a garage or a carport~~. unless a garage or carport is constructed on the boundary."	Cars park in front of garages, so must be clear for at least 1 car length.
Laura Skilton	314	72	TR - Transport	Table 5 - Design requirements for motor vehicle parking Figure 3 - Motor vehicle parking	Support in part	Seeks that the table and figure are amended to: - align with the NZS2890.1 update - change the "b" dimension in "parallel" and "perpendicular" in the figure to be the "a" dimension - clarify that “Minimum aisle width” = manoeuvring (refer TR-S8.4 etc) - simplify the table (refer to original submission for further detail)	NZS2890 has been updated Amendments to Figure 3 to make consistent with "angle" parking
Laura Skilton	314	73	TR - Transport	Figure 3 - Motor vehicle parking	Neutral	Amend title of figure as follows: "Figure 3 – ~~Motor vehicle~~ Car parking"	Consistent title needed

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	74	INF - Infrastructure	INF-S13 (Signs)	Oppose in part	Amend standard to insert clause as follows: "1. Signs are exempt from this standard if they are located on a site and are not visible beyond the site on which they are located. 2. Signs are exempt from this standard if they are erected by Hutt City Council in their role as the local Road Control Authority in accordance with the requirements of the Traffic Control Devices Manual. 3~~2~~. All signs associated with construction, maintenance and repair, or upgrading of infrastructure must"	Road signs, such as give way, and direction signs should be exempt, noting that some directional signs installed by Council will be larger than 3m2.
Laura Skilton	314	75	SUB - Subdivision	SUB-R13 (Subdivision within the Liquefaction Hazard Overlay)	Oppose in part	Amend rule as follows: "1. Activity status: Controlled Where: a. The subdivision will result in building platforms for ~~activities most sensitive~~ activities least sensitive to natural hazards or activities potentially sensitive to natural hazards to natural hazards located within the Liquefaction Hazard Overlay 2. Activity status: Restricted discretionary Where: a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Liquefaction Hazard Overlay"	Should be consistent with SUB-R14.
Laura Skilton	314	76	SUB - Subdivision	SUB-R18 (Subdivision within the Medium Coastal Inundation Hazard Overlay and Medium Tsunami Hazard Overlay)	Oppose	Amend clause (4) of rule as follows: "4. Activity status: ~~Discretionary~~ Non-complying"	Standards for Activities Most Sensitive to Natural Hazard too low.
Laura Skilton	314	77	SUB - Subdivision	SUB-R19 (Subdivision within the High Coastal Inundation Hazard Overlay or High Tsunami Hazard Overlay)	Oppose	Amend clause (3) of rule as follows: "3. Activity status: ~~Non-complying~~ Prohibited"	Standards for Activities Most Sensitive to Natural Hazard too low.
Laura Skilton	314	78	SUB - Subdivision	SUB-R23 (Subdivision of land in the Highly Constrained Roads Overlay)	Oppose	Amend rule as follows: "1. Activity status: ~~Discretionary~~ Prohibited"	Standards for Highly Constrained Roads too low. Consistent with TR-R4.
Laura Skilton	314	79	SUB - Subdivision	SUB-S4 (Water supply)	Neutral	Amend standard as follows: "1. Where a connection to a publicly owned reticulated water supply systems is available, all new allotments must: a. Be provided with a water supply connection at the allotment boundary, that meets the requirements of the ~~Wellington Water Regional Standard for Water Services December 2021 (Chapter 6, Tables 6.1 and 6.2),~~ relevant Water Board and..."	Concerned that the relevant standard may alter. Government Changes to Three Waters may override the document referred to. Proposed wording may require tweaking.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	80	SUB - Subdivision	SUB-S5 (Wastewater disposal)	Neutral	Amend standard as follows: "1. Where a connection to a publicly owned reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary that meets the requirements of the ~~Wellington Water Regional Standard for Water Services December 2021 (Chapter 5, section 5.2.3)~~ relevant Water Board. 2. Where a connection to a publicly owned reticulated wastewater systems is not available, all allotments must be provided with on-site wastewater systems or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with the ~~Wellington Water Regional Standard for Water Services December 2021 (Section 5.2.6)~~ relevant Water Board...."	Concerned that the relevant standard may alter. Government Changes to Three Waters may override the document referred to. Proposed wording may require tweaking.
Laura Skilton	314	81	SUB - Subdivision	SUB-S6 (Stormwater management)	Neutral	Amend clause (2) of the standard as follows: "2. Where a connection to a publicly owned stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, that meets the requirements of the ~~Wellington Water Regional Standard for Water Services December 2021 (Chapter 4 Stormwater, Tables 4.1, 4.2 and 4.3)~~ relevant Water Board."	Concerned that the relevant standard may alter. Government Changes to Three Waters may override the document referred to. Proposed wording may require tweaking.
Laura Skilton	314	82	FC - Financial Contributions	FC-Table 1 – Financial Contribution Amount for Services and Infrastructure	Oppose in part	Seeks that relief is provided in the "Reasons for financial contribution" column for "Water supply", "Stormwater disposal services" and "Wastewater disposal services", consistent with the following example relief: "~~- Where an existing Council water is available, the cost of connection with the existing system.~~ - Where an existing Council water supply is available, ~~but the capacity and pressure of the system is inadequate to meet the additional demand by the proposed subdivision or development,~~ the costs of connection and proportion of capacity and pressure upgrading of the existing system to meet the additional generated demand - Where the existing Council supply is not available, the cost of providing for the supply of water."	Not clear what upgrades already covered by development contributions. Refer to original submission.
Laura Skilton	314	83	NOISE - Noise	Whole chapter	Neutral	Seeks that repeated references to NZS 6801:2008 and NZS6802:2008 are deleted	NZS 6801:2008 and NZS6802:2008 is mentioned in the introduction, is it necessary to repeat it in every standard?
Laura Skilton	314	84	NOISE - Noise	NOISE-R1. NOISE-S1, NOISE-APP1	Neutral	Seeks that NOISE-R1, NOISE-S1 and NOISE-APP1 are consolidated into a single rule in a single location.	Easier to read and understand document.
Laura Skilton	314	85	NOISE - Noise	NOISE-R2, NOISE-S2, NOISE-APP2	Neutral	Seeks that NOISE-R2, NOISE-S2 and NOISE-APP2 are consolodated into a single rule in a single location.	Easier to read and understand document.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	86	NOISE - Noise	NOISE-R3, NOISE-S3, NOISE-APP3	Oppose	Delete NOISE-R3, NOISE-S3 and NOISE-APP3.	The definition of temporary activity is too ambiguous.
Laura Skilton	314	87	NOISE - Noise	NOISE-R3, NOISE-S3, NOISE-APP3	Neutral	Seeks that, if submission point 314.86 is not accepted, then NOISE-R3, NOISE-S3 and NOISE-APP3 are consolodated into a single rule in a single location.	Easier to read and understand document.
Laura Skilton	314	88a	NOISE - Noise	NOISE-R4, NOISE-S4, NOISE-APP4	Neutral	Seeks that NOISE-R4, NOISE-S4 and NOISE-APP4 are consolodated into a single rule in a single location.	Easier to read and understand document.
Laura Skilton	314	88b	NOISE - Noise	NOISE-R4 (Emission of noise from major events within the Major Events Overlay)	Neutral	Seeks that, if submission point 314.88a is not accepted, then amend clause (1) of rule as follows: "1.Activity status: Permitted Where: Compliance is achieved with ~~NOISE-S3~~ NOISE-S4: Emission of noise from temporary activities."	Error, highlights the difficulty in reading this section
Laura Skilton	314	89	NOISE - Noise	NOISE-R5 (Activities that result in vibration)	Neutral	Delete rule	This will be impossible to monitor. Also relates to vibration, not noise
Laura Skilton	314	90a	NOISE - Noise	NOISE-R6 (New buildings, or alteration and additions to existing buildings, to be used by an activity sensitive to noise within the Highway and Railway Noise Overlay - High)	Neutral	Delete rule	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2010
Laura Skilton	314	90b	NOISE - Noise	NOISE-R7 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise, within the Highway and Railway Noise Overlay - Moderate)	Neutral	Delete rule	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2011
Laura Skilton	314	90c	NOISE - Noise	NOISE-R8 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise)	Neutral	Delete rule	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2012
Laura Skilton	314	90d	NOISE - Noise	NOISE-S5 (Acoustic insulation and ventilation for activities sensitive to noise in the Highway and Railway Noise Overlay - High)	Neutral	Delete standard	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2013
Laura Skilton	314	90e	NOISE - Noise	NOISE-S6 (Acoustic insulation and ventilation for activities sensitive to noise in the Highway and Railway Noise Overlay - Moderate)	Neutral	Delete standard	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2014
Laura Skilton	314	90f	NOISE - Noise	NOISE-S7 (Acoustic insulation and ventilation for activities sensitive to noise in certain high noise zones)	Neutral	Delete standard	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2015
Laura Skilton	314	90g	NOISE - Noise	NOISE-APP5 (Minimum construction schedule for noise insulation (to achieve Dtr,2m,nTw > 35dB))	Neutral	Delete appendix	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2016

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	90h	NOISE - Noise	NOISE-APP6 (Minimum construction schedule for noise insulation (to achieve Dtr,2m,nTw > 30dB))	Neutral	Delete appendix	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2017
Laura Skilton	314	90i	NOISE - Noise	NOISE-APP7 (Ventilation)	Neutral	Delete appendix	Delete as this should all be contained in the Building Code. If not in the Building Code, it should be in the Council Code of Practice. Refer NZS4404:2018
Laura Skilton	314	91	NOISE - Noise	NOISE-R9 (Noise from aircraft at helicopter landing areas)	Neutral	Seeks that the rule is reviewed in its entirety	There appears to be an error in the "zone" list in the left hand column. Hospitals can only use helicopter pads in "unforeseen circumstance" – this needs reconsidering. Is this rule really needed as the other rules regarding noise cover this.
Laura Skilton	314	92	NOISE - Noise	NOISE-APP1 (Noise limits by emitting and receiving zone)	Oppose	Seeks that the table in NOISE-APP1 is replaced, (refer to original submission for details of replacement table)	With the allowance of residential activity in all zones, all the zones should have the noise restrictions at the boundary of the property.
Laura Skilton	314	93	NOISE - Noise	NOISE-APP2 (Noise limits for construction activities)	Oppose	Seeks that the table in NOISE-APP2 is replaced, (refer to original submission for details of replacement table)	With the allowance of residential in all zones, all the zones should have the noise restrictions at the boundary of the property. Construction should not be allowed to start prior to 7:30am or after 6:00pm. Refer to original submission for full reasons
Laura Skilton	314	94	NOISE - Noise	NOISE-APP3 (Noise limits for temporary activities)	Neutral	Seeks that, if submission point 314.86 is not accepted, then seeks that the table is simplified as all the columns are the same for 7:00-19:00 and 19:00 to 22:00, and the requirements for Receiving Zones are checked - Residential in Mixed Zone is different to residential zones. (refer to original submission)	With the allowance of residential in all zones, all the zones should have the noise restrictions at the boundary of the property. Appears to be inconsistent for commercial zones
Laura Skilton	314	95	LIGHT - Light	LIGHT-TABLE1 (Illumination at site boundary, boundary of light sensitive area, or window)	Neutral	Seeks that time periods for are included for outside and during restricted lighting period	Needed for ease of use
Laura Skilton	314	96	SIGN - Signs	SIGN-R1 (Signs)	Neutral	Amend rule as follows: "1. Activity status: Permitted Where: ... ~~b. The sign is an election sign and complies with SIGN-S7: Election signs, or~~ ..."	SIGN-R1.1b is duplicate of SIGN-R1.d.vii
Laura Skilton	314	97	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Amend matters of discretion for clause (1) of rule as follows: "Matters of discretion are restricted to: ... ~~7. Any positive effects of the digital sign that cannot be achieved with a sign other than a digital sign.~~"	There are no positive effects of a digital sign

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Laura Skilton	314	98	SIGN - Signs	SIGN-S1 (Area of a sign)	Oppose	Amend clause (1) of the standard as follows: "1. No one sign may be larger than ~~2m2~~ 1m2"	Signs should be smaller in a residential zone unless it is temporary. Businesses requiring signs should not be permitted in residential zones.
Laura Skilton	314	99	SIGN - Signs	SIGN-S1 (Area of a sign)	Oppose	Amend clause (4) of the standard as follows: "4. No one sign may be larger than ~~5m2~~ 4m2" Or, merge clauses (4) and (5), so that the requirements of clause (5) apply to the Hospital Zone and Tertiary Education Zone (relief inferred as relating to clause (4) of the standard)	Hospital and Tertiary Education should be treated the same as Mixed use
Laura Skilton	314	100	SIGN - Signs	SIGN-S2 (Combined area of signs per site)	Oppose	Amend standard as follows: "1. The maximum total area of signs per site(other than ~~official signs,~~ temporary signs and election signs) is ~~2m2~~ 1m2 ... 2. The maximum total area of signs per site(other than ~~official signs,~~ temporary signs and election signs) is 20m2 ... 4. The maximum total area of signs per site(other than ~~official signs,~~ temporary signs and election signs) is 20m2 .... 5. The maximum total area of signs per site(other than ~~official signs,~~ temporary signs and election signs) is 4m2..."	Signs should be smaller in a residential zone unless it is temporary
Laura Skilton	314	101	SIGN - Signs	SIGN-S3 (Number of signs per site)	Oppose	Amend clause (1) of the standard as follows: "1. There must be no more than one sign per site ~~(other than official signs and temporary signs)~~"	Signs should be restricted in a residential zone unless it is temporary. Businesses requiring signs should not be permitted in residential zones.
Laura Skilton	314	102a	SIGN - Signs	SIGN-S3 (Number of signs per site)	Neutral	Amend clause (3) of the standard as follows: "3. There must be no more than two signs per site frontage. ~~For corner sites, each side of the corner counts as a separate frontage~~."	Consistency between SIGN-S3.2 and SIGN-S3.3. Definition not required in the rule.
Laura Skilton	314	102b	SIGN - Signs	SIGN-S3 (Number of signs per site)	Oppose	Amend clause (4) of the standard as follows: "4. There must be no more than one sign per site frontage~~, rounded up~~ where that frontage is opposite a site in a Residential Zone, Rural Zone, Open Space and Recreation Zone, or the Marae Zone."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Laura Skilton	314	103	SIGN - Signs	SIGN-S4 (Height of freestanding of signs)	Oppose	Amend clause (2) of the standard as follows: "2. A freestanding sign must not exceed ~~10~~ 6 metres in height" Or, merge clause (2) with clause (3) such that the 6 metre height limt applies	Sign height too high. Distraction to motorists should not be seen from a residential zone.
Laura Skilton	314	104	SIGN - Signs	SIGN-S5 (Height and placement of signs attached to buildings, structures and verandahs)	Neutral	Seeks that standard is reviewed to correct any duplication of requirements (inferred - refer to original submission)	Standards the same. This looks like an error.
Laura Skilton	314	105	SIGN - Signs	SIGN-S5 (Height and placement of signs attached to buildings, structures and verandahs)	Neutral	Amend clause (3) of the standard as follows: "3. ~~Where signs~~ If signs are attached to a veranda..."	Reasons given not specific to this relief, see original submission
Laura Skilton	314	106	SIGN - Signs	SIGN-S7 (Election signs)	Neutral	Amend standard to add clause (4): "4. No more than one election sign per site."	Election signs should be minimised
Laura Skilton	314	107	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Neutral	Amend clause (1) of the standard as follows: "1. Signs must not obstruct the line of sight of any corner, bend, intersection, vehicle crossing, pedestrian crossing or railway crossing."	Add pedestrian crossing to this clause for safety purposes
Laura Skilton	314	108	SIGN - Signs	SIGN-S9 (Sign illumination)	Neutral	Seeks that clarification is provided with regard to reference in the standard to restricted lighting period	Standard mentions restricted lighting period, but LIGHT-TABLE3 does not include any lighting periods.
Laura Skilton	314	109	SIGN - Signs	All Standards	Oppose	Seeks that the following is deleted as an matter of discretion from all standards: "~~Any Positive effects that can not be achieved while complying to this standard~~"	There are no positive effects of a sign
Adrian Palmer Family Trust	315	1a	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 9 Toop Street	Support	Retain Heavy Industrial Zone for 9 Toop St, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	1b	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 6 Wareham Place	Support	Retain Heavy Industrial Zone for 6 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	1c	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 10 Wareham Place	Support	Retain Heavy Industrial Zone for 10 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	1d	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 127 Gracefield Road	Support	Retain Heavy Industrial Zone for 127 Gracefield Road, Gracefield	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	1e	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 21 Meachen Street	Support	Retain Heavy Industrial Zone for 21 Meachen Street, Seaview	Reasons given not specific to this relief, see original submission

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Adrian Palmer Family Trust	315	2a	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone - 2 Jackson Street, Petone	Support	Retain Metropolitan Centre Zone for 2 Jackson St, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2b	Maps - Zoning / Commercial and Industrial	City Centre Zone - 337 High Street	Support	Retain City Centre Zone for 337 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2c	Maps - Zoning / Commercial and Industrial	City Centre Zone - 339 High Street	Support	Retain City Centre Zone for 339 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2d	Maps - Zoning / Commercial and Industrial	City Centre Zone - 355 High Street	Support	Retain City Centre Zone for 355 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2e	Maps - Zoning / Commercial and Industrial	City Centre Zone - 369 High Street	Support	Retain City Centre Zone for 369 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2f	Maps - Zoning / Commercial and Industrial	City Centre Zone - 371 High Street	Support	Retain City Centre Zone for 371 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2g	Maps - Zoning / Commercial and Industrial	City Centre Zone - 373 High Street	Support	Retain City Centre Zone for 373 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2h	Maps - Zoning / Commercial and Industrial	City Centre Zone - 375 High Street	Support	Retain City Centre Zone for 375 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2i	Maps - Zoning / Commercial and Industrial	City Centre Zone - 33 Rutherford Street	Support	Retain City Centre Zone for 33 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2j	Maps - Zoning / Commercial and Industrial	City Centre Zone - 35 Rutherford Street	Support	Retain City Centre Zone for 35 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2k	Maps - Zoning / Commercial and Industrial	City Centre Zone - 37 Rutherford Street	Support	Retain City Centre Zone for 37 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2l	Maps - Zoning / Commercial and Industrial	City Centre Zone - 39 Rutherford Street	Support	Retain City Centre Zone for 39 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	2m	Maps - Zoning / Commercial and Industrial	City Centre Zone - 10 Pretoria Street	Support	Retain City Centre Zone for 10 Pretoria Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2n	Maps - Zoning / Commercial and Industrial	City Centre Zone - 19 Pretoria Street	Support	Retain City Centre Zone for 19 Pretoria Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2o	Maps - Zoning / Commercial and Industrial	City Centre Zone - 15 Raroa Street	Support	Retain City Centre Zone for 15 Raroa Road, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2p	Maps - Zoning / Commercial and Industrial	City Centre Zone - 23 Rutherford Street	Support	Retain City Centre Zone for 23 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2q	Maps - Zoning / Commercial and Industrial	City Centre Zone - 25 Rutherford Street	Support	Retain City Centre Zone for 25 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	2r	Maps - Zoning / Commercial and Industrial	City Centre Zone - 27 Rutherford Street	Support	Retain City Centre Zone for 27 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	3	Maps - Zoning / Residential	High Density Residential Zone - 10 Udy Street	Support	Retain High Density Residential Zone for 10 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	4a	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 1/65 Marsden Street	Support	Retain Light Industrial Zone for 1/65 Marsden Street, Melling	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	4b	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 411-413 Cuba Street	Support	Retain Light Industrial Zone for 411-413 Cuba Street, Alicetown	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	5a	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 6 Regent Street and 85 Fitzgerald Street	Support	Retain General Industrial Zone for 6 Regent Street and 85 Fitzgerald Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	5b	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 29 Udy Street	Support	Retain General Industrial Zone for 29 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	5c	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 140 Hutt Road	Support	Retain General Industrial Zone for 140 Hutt Road, Petone	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	6	Maps - Precincts	Jackson Street Character Transition Precinct	Oppose	Remove Jackson Street Character Transition Precinct.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	7	Maps - Zoning / Open Space	Open Space Zone - 1/65 Marsden Street	Oppose	Rezone part of 1/65 Marsden Street, Melling from Open Space Zone to Light Industrial Zone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8a	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 5 Toop Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 5 Toop Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8b	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 6 Wareham Place	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 6 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8c	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 10 Wareham Place	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 10 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8d	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 2 Jackson Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 2 Jackson Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8e	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 10 Udy Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 10 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8f	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 1/65 Marsden Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 1/65 Marsden Street, Melling	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8g	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 6 Regent Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 6 Regent Street Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8h	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 127 Gracefield Road	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 127 Gracefield Road, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8i	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 29 Udy Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 29 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8j	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 411-413 Cuba Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 411-413 Cuba Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8k	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 21 Meachen Street	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 21 Meechen Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	8l	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 140 Hutt Road	Oppose	Remove Medium Coastal Inundation Hazard Overlay from 140 Hutt Road, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 5 Toop Street	Oppose	Remove Flood Hazard Overlay from 5 Toop Street, Seaview	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	9aa	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 25 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 25 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9ab	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 27 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 27 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9ac	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 140 Hutt Road	Oppose	Remove Flood Hazard Overlay from 140 Hutt Road, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9b	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 6 Wareham Place	Oppose	Remove Flood Hazard Overlay from 6 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9c	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 10 Wareham Place	Oppose	Remove Flood Hazard Overlay from 10 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9d	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 2 Jackson Street	Oppose	Remove Flood Hazard Overlay from 2 Jackson Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9e	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 10 Udy Street	Oppose	Remove Flood Hazard Overlay from 10 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9f	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 1/65 Marsden Street	Oppose	Remove Flood Hazard Overlay from 1/65 Marden Street, Melling	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9g	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 6 Regent Street	Oppose	Remove Flood Hazard Overlay from 6 Regent Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9h	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 127 Gracefield Road	Oppose	Remove Flood Hazard Overlay from 127 Gracefield Road, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9i	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 29 Udy Street	Oppose	Remove Flood Hazard Overlay from 29 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9j	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 337 High Street	Oppose	Remove Flood Hazard Overlay from 337 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9k	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 339 High Street	Oppose	Remove Flood Hazard Overlay from 339 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9l	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 355 High Street	Oppose	Remove Flood Hazard Overlay from 355 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9m	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 369 High Street	Oppose	Remove Flood Hazard Overlay from 369 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9n	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 371 High Street	Oppose	Remove Flood Hazard Overlay from 371 High Street, Hutt Central	Reasons given not specific to this relief, see original submission

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Adrian Palmer Family Trust	315	9o	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 373 High Street	Oppose	Remove Flood Hazard Overlay from 373 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9p	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 375 High Street	Oppose	Remove Flood Hazard Overlay from 375 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9q	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 33 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 33 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9r	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 35 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 35 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9s	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 37 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 37 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9t	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 39 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 39 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9u	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 10 Pretoria Street	Oppose	Remove Flood Hazard Overlay from 10 Pretoria Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9v	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 411-413 Cuba Street	Oppose	Remove Flood Hazard Overlay from 411-413 Cuba Street, Alicetown	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9w	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 19 Pretoria Street	Oppose	Remove Flood Hazard Overlay from 19 Pretoria Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9x	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 15 Raroa Street	Oppose	Remove Flood Hazard Overlay from 15 Raroa Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9y	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 21 Meachen Street	Oppose	Remove Flood Hazard Overlay from 21 Meachen Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	9z	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 23 Rutherford Street	Oppose	Remove Flood Hazard Overlay from 23 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10a	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 5 Toop Street	Oppose	Remove Liquefaction Hazard Overlay from 5 Toop Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10aa	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 25 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 25 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10ab	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 27 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 27 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10ac	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 140 Hutt Road	Oppose	Remove Liquefaction Hazard Overlay from 140 Hutt Road, Petone	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	10b	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 6 Wareham Place	Oppose	Remove Liquefaction Hazard Overlay from 6 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10c	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 10 Wareham Place	Oppose	Remove Liquefaction Hazard Overlay from 10 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10d	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 2 Jackson Street	Oppose	Remove Liquefaction Hazard Overlay from 2 Jackson Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10e	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 10 Udy Street	Oppose	Remove Liquefaction Hazard Overlay from 10 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10f	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 1/65 Marsden Street	Oppose	Remove Liquefaction Hazard Overlay from 1/65 Marsden Street, Melling	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10g	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 6 Regent Street	Oppose	Remove Liquefaction Hazard Overlay from 6 Regent Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10h	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 127 Gracefield Road	Oppose	Remove Liquefaction Hazard Overlay from 127 Gracefield Road, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10i	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 29 Udy Street	Oppose	Remove Liquefaction Hazard Overlay from 29 Udy Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10j	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 337 High Street	Oppose	Remove Liquefaction Hazard Overlay from 337 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10k	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 339 High Street	Oppose	Remove Liquefaction Hazard Overlay from 339 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10l	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 355 High Street	Oppose	Remove Liquefaction Hazard Overlay from 355 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10m	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 369 High Street	Oppose	Remove Liquefaction Hazard Overlay from 369 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10n	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 371 High Street	Oppose	Remove Liquefaction Hazard Overlay from 371 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10o	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 373 High Street	Oppose	Remove Liquefaction Hazard Overlay from 373 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10p	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 375 High Street	Oppose	Remove Liquefaction Hazard Overlay from 375 High Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10q	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 33 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 33 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	10r	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 35 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 35 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10s	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 37 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 37 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10t	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 39 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 39 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10u	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 10 Pretoria Street	Oppose	Remove Liquefaction Hazard Overlay from 10 Pretoria Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10v	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 411-413 Cuba Street	Oppose	Remove Liquefaction Hazard Overlay from 411-413 Cuba Street, Alicetown	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10w	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 19 Pretoria Street	Oppose	Remove Liquefaction Hazard Overlay from 19 Pretoria Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10x	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 15 Raroa Road	Oppose	Remove Liquefaction Hazard Overlay from 15 Raroa Road, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10y	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 21 Meachen Street	Oppose	Remove Liquefaction Hazard Overlay from 21 Meachen Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	10z	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 23 Rutherford Street	Oppose	Remove Liquefaction Hazard Overlay from 23 Rutherford Street, Hutt Central	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11a	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 9 Toop Street	Oppose	Remove Tsunami Hazard Overlay from 9 Toop Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11b	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 6 Wareham Place	Oppose	Remove Tsunami Hazard Overlay from 6 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11c	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 10 Wareham Place	Oppose	Remove Tsunami Hazard Overlay from 10 Wareham Place, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11d	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 2 Jackson Street	Oppose	Remove Tsunami Hazard Overlay from 2 Jackson Street, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11e	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 21 Meachen Street	Oppose	Remove Tsunami Hazard Overlay from 21 Meachen Street, Seaview	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11f	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay -1/65 Marsden Street	Oppose	Remove Tsunami Hazard Overlay from 1/65 Marsden Steet, Melling	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11g	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 10 Udy Street	Oppose	Remove Tsunami Hazard Overlay from 10 Udy Street, Petone	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	11h	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 411-413 Cuba Street	Oppose	Remove Tsunami Hazard Overlay from 411-413 Cuba Street, Alicetown	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	11i	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 140 Hutt Road	Oppose	Remove Tsunami Hazard Overlay from 140 Hutt Road, Petone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	12a	Maps - Other	Coastal Environment - 6 Wareham Place	Oppose	Seeks that 6 Wareham Place, Seaview is not identified within the Coastal Environment (refer to original submission)	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	12b	Maps - Other	Coastal Environment - 10 Wareham Place	Oppose	Seeks that 10 Wareham Place, Seaview is not identified within the Coastal Environment (refer to original submission)	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	12c	Maps - Other	Coastal Environment - 2 Jackson Street	Oppose	Seeks that 2 Jackson Street, Petone is not identified within the Coastal Environment (refer to original submission)	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	12d	Maps - Other	Coastal Environment - 21 Meachen Street	Oppose	Seeks that 21 Meachen Street, Seaview is not identified within the Coastal Environment (refer to original submission)	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13a	Maps - Heritage	Active Street Frontage Overlay - 2 Jackson Street	Oppose	Remove Active Street Frontage Overlay from 2 Jackson Street, Petone.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13b	Maps - Heritage	Active Street Frontage Overlay - 337 High Street	Oppose	Remove Active Street Frontage Overlay from 337 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13c	Maps - Heritage	Active Street Frontage Overlay - 339 High Street	Oppose	Remove Active Street Frontage Overlay from 339 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13d	Maps - Heritage	Active Street Frontage Overlay - 355 High Street	Oppose	Remove Active Street Frontage Overlay from 355 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13e	Maps - Heritage	Active Street Frontage Overlay - 369 High Street	Oppose	Remove Active Street Frontage Overlay from 369 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13f	Maps - Heritage	Active Street Frontage Overlay - 371 High Street	Oppose	Remove Active Street Frontage Overlay from 371 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13g	Maps - Heritage	Active Street Frontage Overlay - 373 High Street	Oppose	Remove Active Street Frontage Overlay from 373 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13h	Maps - Heritage	Active Street Frontage Overlay - 375 High Street	Oppose	Remove Active Street Frontage Overlay from 375 High Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13i	Maps - Heritage	Active Street Frontage Overlay - 33 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 33 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13j	Maps - Heritage	Active Street Frontage Overlay - 35 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 35 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	13k	Maps - Heritage	Active Street Frontage Overlay - 37 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 37 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13l	Maps - Heritage	Active Street Frontage Overlay - 39 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 39 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13m	Maps - Heritage	Active Street Frontage Overlay - 10 Pretoria Street	Oppose	Remove Active Street Frontage Overlay from 10 Pretoria Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13n	Maps - Heritage	Active Street Frontage Overlay - 23 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 23 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13o	Maps - Heritage	Active Street Frontage Overlay - 25 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 25 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	13p	Maps - Heritage	Active Street Frontage Overlay - 27 Rutherford Street	Oppose	Remove Active Street Frontage Overlay from 27 Rutherford Street, Hutt Central.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	14	Maps - Energy, Infrastructure, and Transport Overlays	High Trip Generator Exemption Overlay - 411-413 Cuba Street	Support	Retain Specified High Trip Generator Exemption Overlay for 411-413 Cuba Street, Alicetown	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	15	MCZ - Metropolitan Centre Zone	MCZ-PREC-P1 (Character values)	Oppose	Delete policy	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	16	TR - Transport	TR-R3 (All activities – Trip generation)	Amend	Seeks that rule is amended by deleting sub-clause 2(b) so that the provision of more than 10 car parking spaces is a permitted activity.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	17a	NH - Natural Hazards	NH-O3, NH-P2, NH-P8, NH-P9	Support in part	Seeks that "carve out" for industrial zones is retained	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	17b	NH - Natural Hazards	NH-O3, NH-P2, NH-P8, NH-P9	Amend	Seeks that "carve out" for industrial zones is extended to include the Light Industrial Zone	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	17c	NH - Natural Hazards	NH-O3, NH-P2, NH-P8, NH-P9	Amend	Seeks that "carve out" for industrial zones is extended to include Gracefield	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	18	NH - Natural Hazards	NH-O3, NH-P2, NH-P8, NH-P9	Amend	Seeks that the requirement to avoid building and activities in High Hazard Areas and High Flood Hazard Area unless there is an operational or functional need, is removed.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	19	NH - Natural Hazards	NH-P7 (Subdivision, use and development within the Fault Location Area)	Support	Seeks that NH-P7 3.c is retained to allow the consideration of new allotments, new buildings or conversion of existing buildings within 20m of the edge of the deformation zone where it is not practicable not to and mitigation measures are incorporated.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	20	NH - Natural Hazards	NH-P10 (Residential Apartments in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Amend	Seeks that the policy is amended to apply to residential use and development generally where criteria are met. Remove criteria one that residential apartments must be at least four storeys in height.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	21	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	22	NH - Natural Hazards	Rules	Amend	Seeks that rules are amended to include preclusions from notification.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	23a	NH - Natural Hazards	Rules	Amend	Seeks that "within the GIZ in Seaview, HIZ in Seaview, MCZ in Petone and Seaview Marina Zone groupings: Amend 'Seaview' so as to include Gracefield too..."	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	23b	NH - Natural Hazards	Rules	Amend	Seeks that "within the GIZ in Seaview, HIZ in Seaview, MCZ in Petone and Seaview Marina Zone groupings: Amend 'Seaview' so as to include ... the LIZ."	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	24a	CE - Coastal Environment (Hazards)	Rules and Policies	Amend	Seeks that "within the GIZ in Seaview, HIZ in Seaview, MCZ in Petone and Seaview Marina Zone groupings: Amend 'Seaview' so as to include Gracefield too..."	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	24b	CE - Coastal Environment (Hazards)	Rules and Policies	Amend	Seeks that "within the GIZ in Seaview, HIZ in Seaview, MCZ in Petone and Seaview Marina Zone groupings: Amend 'Seaview' so as to include ... the LIZ."	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	25	CE - Coastal Environment (General)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Seeks that sub-clause 9.b is retained to allow for the consideration of new development and subdivision within the High Coastal Hazard environment where appropriate mitigation is provided.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	26	SASM - Sites and Areas of Significance to Māori	Rules	Oppose	Seeks that rules are only applied if another rule already requires resource consent.	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	27	Maps - SASMs	All SASM's	Oppose	Seeks that SASMs are not applied to the Heavy Industrial Zone (HIZ) and the Metropolitan Centre Zone (MCZ).	Reasons given not specific to this relief, see original submission
Adrian Palmer Family Trust	315	28a	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 105 Victoria Street	Oppose	Rezone 105 Victoria Street to Light Industrial Zone	LIZ would limit opportunities for future onsite activities MUZ would allow a broader range of activities and serve as an appropriate transition between the LIZ and HDRZ Refer to original submission for full reasons
Adrian Palmer Family Trust	315	28b	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 107 Victoria Street	Oppose	Rezone 107 Victoria Street to Light Industrial Zone	LIZ would limit opportunities for future onsite activities MUZ would allow a broader range of activities and serve as an appropriate transition between the LIZ and HDRZ Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Adrian Palmer Family Trust	315	29	MUZ - Mixed Use Zone	Provisions	Amend	Seeks that the provisions of the Mixed Use Zone are simplified	To ensure objectives describe the desired end state and outcomes for the zone and policies clearly describe how this can be achieved
Adrian Palmer Family Trust	315	30	Maps - Zoning / Commercial and Industrial	General Industrial Zone, Light Industrial Zone	Oppose (requesting new provision)	Seeks that the General Industrial Zone and the Light Industrial Zone are combined into a single General Industrial Zone	Reasons given not specific to this relief, see original submission
Palmer and Cook Developments Ltd	316	1	Maps - Zoning / Residential	High Density Residential Zone - 127 Waterloo Road	Support	Retain High Density Residential Zone for 127 Waterloo Road, Hutt Central	Reasons given not specific to this relief, see original submission
Palmer and Cook Developments Ltd	316	2	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay - 127 Waterloo Road	Support	No relief requested	Reasons given not specific to this relief, see original submission
Palmer and Cook Developments Ltd	316	3	Maps - Natural and Coastal Hazard Overlays	Medium Flood Hazard Overlay	Oppose	Remove Medium Flood Hazard Overlay from 127 Waterloo Road, Hutt Central	Reasons given not specific to this relief, see original submission
Palmer and Cook Developments Ltd	316	4	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 127 Waterloo Road	Neutral	Seeks that the Flood Hazard Overlay is not amended to apply High Flood Hazard to 127 Waterloo Road	Reasons given not specific to this relief, see original submission
Rowan Swain & Kim Weber-Swain	317	1	Maps - Zoning / Residential	Large Lot Residential Zone	Oppose	Rezone properties which are zoned Large Lot Residential, to the zoning of the Operative District Plan	No compelling reason or evidence to support the interdiction of this zone or the rules to be applied. No evidence in any report as to why 1,000 sqm has been selected.
Rowan Swain & Kim Weber-Swain	317	2a	LLRZ - Large Lot Residential Zone	LLRZ-S1 (Number of residential units per site)	Oppose in part	Seeks that "1,000m2" where stated in clauses (1) and (2) of the standard is amended to "600m2" (inferred - refer to original submission)	600 sqm allows for some future subdivision of some of the properties
Rowan Swain & Kim Weber-Swain	317	2b	LLRZ - Large Lot Residential Zone	LLRZ-S2 (Building coverage)	Oppose in part	Amend clause (1) to increase building and structure coverage to 50%	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Rowan Swain & Kim Weber-Swain	317	2c	LLRZ - Large Lot Residential Zone	LLRZ-S3 (Building height)	Oppose in part	Amend to increase height limit to 12m	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Rowan Swain & Kim Weber-Swain	317	2d	LLRZ - Large Lot Residential Zone	LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7	Oppose in part	Seeks that requirements for the recession plane, setbacks, permeable surace and landscaped area, are amended to be the same as equivalent requirements in the Operative District Plan	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Rowan Swain & Kim Weber-Swain	317	2e	SUB - Subdivision	None specific	Oppose in part	Seeks that there is "permitted use subdivision and earthworks pathway" (refer to original subsmission)	Reasons given not specific to this relief, see original submission

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Rowan Swain & Kim Weber-Swain	317	3	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that, if submission point 317.2a is not accpetd, then HCC provide 100% enduring rates relief for the area above 1,000 m^2 or purchase that area, at the current market value, above 1,000m^2.	The new rules effectively mean there is no future subdivision and compensation should be paid for the loss of property rights.
Rowan Swain & Kim Weber-Swain	317	4a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Inaccuracies in maps presented. No historical evidence to support requirement. Future modelling is untested and is a guide only. Its use is not appropriate on private properties especially in areas of low historic flooding.
Rowan Swain & Kim Weber-Swain	317	4b	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose	Seeks that "compliance requirement in existing properties, [is removed,] where the existing property does not meet this standard." (refer to original submission)	The risks can be mitigated by HCC and Wellington Water not shifted to private owners to resolve through building changes to each property
Rowan Swain & Kim Weber-Swain	317	4c	NH - Natural Hazards	NH-P9, NH-R9	Oppose	Seeks that "the requirement within Medium Flood Hazard overlays for all subdivision, use and development to provide for unimpeded and unobstructed conveyancing of flood waters" is removed.	This will require major changes to property and a major loss of utilisation and value.
Rowan Swain & Kim Weber-Swain	317	4d	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission
Rowan Swain & Kim Weber-Swain	317	5a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that, there is recognition in the District Plan that flood risk exists and some areas historically have been affected, but do not place any Flood Hazard Overlay (inferred) on individual properties (relief sought in submission points 317.5 is presented as an "alternative solution" to relief sought in submission points 317.4 - refer to original submission)	Maps are not accurate and place unnecessary burden on landowners
Rowan Swain & Kim Weber-Swain	317	5b	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that HCC ensure the building consent processes consider the type of construction for new standalone structures where the existing construction meets the new hazard rules. Otherwise the ODP rules apply. (relief sought in submission points 317.5 is presented as an "alternative solution" to relief sought in submission points 317.4 - refer to original submission)	Reasons given not specific to this relief, see original submission
Rowan Swain & Kim Weber-Swain	317	5c	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose in part	Delete rule (inferred) (relief sought in submission points 317.5 is presented as an "alternative solution" to relief sought in submission points 317.4 - refer to original submission)	Due to the impracticalities of providing finished floor levels to the required standard in existing properties where the balance of the property does not meet this standard. (See original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rowan Swain & Kim Weber-Swain	317	6	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Remove Slope Assessment Overlay	The slope assessment information provided to the HCC was a desk top exercise and was qualified in WSP report that the data is not meant for use on individual properties and slope lines and risks need testing on individual properties. (Refer to original submission for full reasons)
Rowan Swain & Kim Weber-Swain	317	7	NH - Natural Hazards	Slope Assessment Overlay	Oppose in part	Seeks that the extent of the Slope Assessment Overlay is reduced to high risk stability areas only by consultation	The slope overlay needs adjustment per property to match the real risk not a one size fits all approach adopted in the PDP
Rowan Swain & Kim Weber-Swain	317	8	Maps - Natural Environment Values Overlays	Coastal Natural Character Area - 273 Muritai Road	Oppose in part	Remove Coastal Natural Character Areas from 273 Muritai Road, Eastbourne	There is no provided evidence or supporting data to prove the merits of this overlay. The rules will prevent any subdivision or meaningful use of these areas – no evidence support 50sqm as maximum for structures (refer to original submission for full reasons).
Rowan Swain & Kim Weber-Swain	317	9	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that, if submission point 317.8 is not accepted, then HCC purchase the land subject to the Natural Character Area where there is no dwelling or structures within the area	As a means of preserving the Natural Character. As the new rules effectively mean there is no future subdivision and compensation should be paid for the loss of property rights
Rowan Swain & Kim Weber-Swain	317	10	CE - Coastal Environment (General)	High and Very High Coastal Natural Character	Oppose in part	Seeks that High and Very High Coastal Natural Character Areas are reviewed, and a Moderate rating applied as outlined in the Boffa Miskell/ Niwa report, and a consenting pathway provided "that allows for exceptional development outcomes– many examples across the Hutt Valley hills already"	Subdivision as a restricted discretionary activity impedes any future development opportunity and is not consistent with the Boffa Miskell/Niwa assessment.
Rowan Swain & Kim Weber-Swain	317	11a	CE - Coastal Environment (General)	CE-S1 (Indigenous vegetation removal within High and Very High Coastal Natural Character Areas)	Oppose in part	Seeks that the 50m2 threshold is removed Or alternative relief - seeks that the 50m2 threshold is maintained, with a "carve out" added "where emergency and danger require the removal of more than 50 m^2 and includes living indigenous vegetation"	The 50 m^2 per year limit as this ignores the realities of life, and what may be required in an emergency situation. Refer to original submission for full reasons
Rowan Swain & Kim Weber-Swain	317	11b	CE - Coastal Environment (General)	CE-R3, CE-S1	Oppose in part	Seeks that, where development requires the removal of vegetation, this vegetation is replaced elsewhere on the property and is confirmed by a Landscape Architect within any consent application.	The 50 m^2 per year limit as this ignores the realities of life, and what may be required in an emergency situation. Refer to original submission for full reasons
Rowan Swain & Kim Weber-Swain	317	12	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay - Waitohu Road	Oppose in part	Remove the Highly Constrained Roads Overlay from Waitohu Rd, York Bay OR, HCC to provide the engineering assessments on the condition of the road and why additional traffic is a major risk, traffic reports into crash history, what traffic mitigations have been considered by HCC.	The policy, rules and standards relating to the overlay are not clear. Restricts land use, development and economic growth within the overlay. (see original submission for full reasons).
Rowan Swain & Kim Weber-Swain	317	13	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	"Amend language to confirm pathway for non permitted activities in respect to these bodies of water" (refer to original submission)	The language of the provision “protect sites and areas listed as Nga Awa o te Takiwa from inappropriate subdivision, use, or development” is a strong statement. This could potentially make it harder to get consents re non-permitted activities in respect of these bodies of water.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rowan Swain & Kim Weber-Swain	317	14	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Rowan Swain & Kim Weber-Swain	317	15	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Rowan Swain & Kim Weber-Swain	317	16	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Rowan Swain & Kim Weber-Swain	317	17	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 317.21 not accepted.
Rowan Swain & Kim Weber-Swain	317	18	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 317.21 not accepted.
Rowan Swain & Kim Weber-Swain	317	19	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Rowan Swain & Kim Weber-Swain	317	20	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rowan Swain & Kim Weber-Swain	317	21	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Rowan Swain & Kim Weber-Swain	317	22	Maps - Natural Environment Values Overlays	Coastal Natural Character Area - 273 Muritai Road	Oppose in part	Remove Coastal Natural Character Areas from 273 Muritai Road, and other Eastbourne properties	The Boffa Miskell Coastal Natural Character Assessment report summary findings does not suggest there is any High or Very High Natural Character areas. Prevents further development (refer to original submission for full reasons).
Rowan Swain & Kim Weber-Swain	317	23	SASM - Sites and Areas of Significance to Māori	Rules	Oppose in part	Seeks that rules relating to private land in Sites and Areas of Significance to Māori are deleted	Opposes empowering one group in society to set conditions and withhold approval for private land use and development (refer to original submission for full reasons)
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: “The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for.”	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 318.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 318.1a is accepted	Reasons given not specific to this relief, see original submission
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	“Avoid, remedy, or mitigate” is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. "Our specific section was not even land in 1840" Refer to original submission for full reasons.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 318.1b)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 318.1a)	Reasons given not specific to this relief, see original submission
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicitly confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 318.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 318.16	No specific reasons given in relation to this submission point, refers to submission point 318.16
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 318.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 318.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 318.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Rupert Sutherland, Helen Sutherland and Sarah Gilbert	318	23	SASM - Sites and Areas of Significance to Māori	None specific	Other/Not stated	Seeks that there is further discussion and clarification about how coastal sites may have been affected by the 1855 earthquake, "before policies and procedures can be defined"	"I am a specialist (professor) on this subject and would be happy to participate in that discussion."
Claire Jackson	319	1	Maps - Other	Highly Productive Land	Oppose	Seeks to remove private land from Highly Productive Land Overlay	Overlays are inaccurate, land is not productive, and should not be on private land (see original submission for full reasons)
Claire Jackson	319	2	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes	Oppose in part	Seeks to remove private land from Outstanding Natural Landscapes Overlay	Regulations are restrictive, create safety issues, mapping is outdated and inconsistent.
Claire Jackson	319	3	NFL - Natural Features and Landscapes	NFL-P2 (Compatible activities)	Oppose in part	Seeks that policy is amended so that it does not apply to prvate land.	Insufficient evidence and no clear definitions
Claire Jackson	319	4	NFL - Natural Features and Landscapes	NFL-S2 (New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that the standard is deleted or amended to increase building size threshold in standard (inferred - refer to original submission)	Threshold in standard is unfair for large properties with high coverage by outstanding natural landscapes
Claire Jackson	319	5	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that additional exclusions are provided for indigenous vegetation removal to provide for managing fire risk and risk to health and safety (inferred - refer to original submission)	Creates major fire health & safety risk.
Claire Jackson	319	6	EW - Earthworks	EW-S4 (Transport of cut and fill material)	Support	Retain provision (inferred - refer to original submission)	Reducing track mileage will lessen carbon emissions.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Claire Jackson	319	7	EW - Earthworks	EW-S1 (Area of earthworks)	Amend	Seeks that "1,000-square-foot area" is "extended to 2,000 square feet in rural areas for soil disturbance"	None provided. (refer to original submission for full reasons)
Claire Jackson	319	8	EW - Earthworks	EW-S2 (Cut height and fill depth)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Claire Jackson	319	9	EW - Earthworks	EW-S10 (Earthworks within Outstanding Natural Features and Outstanding Natural Landscapes)	Oppose	Seeks that standard is excluded from applying to private land	Reasons given not specific to this relief, see original submission
Claire Jackson	319	10	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	For sensibleness and open space. (refer to original submission for full reasons)
Claire Jackson	319	11	GRUZ - General Rural Zone	GRUZ-R6 (Residential activities)	Support	Retain provision (inferred - refer to original submission)	The site includes one principal residential dwelling and two minor dwellings of 80 square meters each. Each of the two dwellings is situated on an average of 15 hectares per site.
Claire Jackson	319	12	GRUZ - General Rural Zone	GRUZ-R12 (Visitor accommodation)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Claire Jackson	319	13	FC - Financial Contributions	FC-S3 (Amount of financial contributions - Reserves)	Oppose	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	Completely excessive and unjustified
Melissa Yaxley	320	1	Maps - Zoning / Residential	Medium Density Residential Zone - 11 Ashburn Road	Oppose in part	Seeks that 11 Ashburn Road, and other neighbouring properties which are zoned as 'Hill Residential' in the operative District Plan, particularly 30 Pencarrow Road, are rezoned to Large Lot Residential Zone	This area has large lot sections and minimal neighbours (who also enjoy a larger lot of land), with no building out as caveats on the properties. Enabling developers to build medium density will cause visual intrusions, reduced sun exposure, additional noise pollution, and a massive loss of privacy being in a single level story house with only single glazing (See original submission for full reasons)
Cook Strait Properties Limited	321	1	SASM - Sites and Areas of Significance to Māori	Objectives, Policies, and Rules.	Oppose	Seeks that "the [proposed protections for Sites and Areas of Significance to Māori] does not proceed" (inferred - refer to original submission).	Council does not have the jurisdiction / obligation to impose Treaty Principles Is ultra vires of the Council and its empowering legislation (Refer to original submission for full reasons)
Cook Strait Properties Limited	321	2a	SASM - Sites and Areas of Significance to Māori	SASM - P1 (Identify sites and areas of significance to Māori)	Oppose	Delete policy (inferred - refer to original submission)	Financial penalties and rights of landowners
Cook Strait Properties Limited	321	2b	Maps - SASMs	All SASMs	Oppose	Remove Sites and Areas of Significance to Māori overlay (inferred - refer to original submission	Financial penalties and rights of landowners
Cook Strait Properties Limited	321	3	Maps - SASMs	Pito One Precinct (Category 2)	Oppose	Remove Site and Area of Significance to Māori Pito One Precinct (Category 2) - (inferred - refer to original submission)	No physical, concrete evidence of a pā site. No archaeological evidence. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Cook Strait Properties Limited	321	4	SASM - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that Council not proceed with proposed protections for Sites and Areas of Significance to Māori (inferred - refer to original submission)	Wasteful of Council funds if this matter was to proceed with the looming approved certainty that the Act is to be withdrawn.
Urban Plus Limited	322	1	MUZ - Mixed Use Zone	Introduction	Support in part	Retain general intent of part of the introduction [inferred, see original submission for part]	States that the zone is intended to be "flexible to a wide range of uses, while providing amenity values consistent with medium or high density mixed use urban development so that the area can adequately provide for residential activity or other sensitive activities." Considers that neither flexibility in terms of land use nor provision of amenity suitable for residential activity can be achieved by the proposed provisions.
Urban Plus Limited	322	2	MUZ - Mixed Use Zone	Introduction	Support in part	Amend to include the following suggested wording in the introduction of the Mixed Use Zone: The planned urban environment for the Mixed Use Zone is for a mix of residential and non-residential activity, including commercial, community, light industrial, recreational and residential activity and other compatible activity. The combination and/or predominance of particular activities may vary significantly from place to place and over time, in response to market and community demand. Commercial, community and light industrial activities shall be of a small or specialised nature, or that primarily serve their immediate surroundings so as not to undermine the role of commercial centres in the City Centre Zone, Metropolitan Centre Zone, or Local Centre Zone. The Mixed Use Zone is not expected to be managed to support the role of the Neighbourhood Centre Zone. Significant vehicle-oriented businesses are not encouraged. Residential activity may be of medium or high density and may encompass a range of dwelling typologies and forms. While the planned urban environment is for smaller scale non-residential activity, and residential activity of varying density, a permissive framework for built development is proposed to ensure efficient use of land, to accommodate a mix of activities within a site, and to facilitate multiple smaller tenancies within a single	Stated aims of the zone are internally inconsistent. It is unclear why the size of activities is controlled, but there is no equivalent control on the size of buildings. No clarity around the planned urban built environment or character of the zone (refer to original submission for full reasons).
Urban Plus Limited	322	3	MUZ - Mixed Use Zone	Introduction	Oppose	Seeks inclusion of reference to 'light industrial activity' within zone introduction.	Without this reference, the introduction is not well aligned with the zone intention as prescribed by the National Planning Standards.
Urban Plus Limited	322	4	MUZ - Mixed Use Zone	Introduction	Oppose	Delete references to the 'Local Centre Zone' in the introduction and replace with 'Mixed Use Zone'.	Local Centre Zone references are erroneous, as the chapter is for the Mixed Use Zone.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Plus Limited	322	5	MUZ - Mixed Use Zone	Introduction	Oppose	Retain general intent of part of the provision [inferred, see original submission for part]	Reasons given not specific to this relief, see original submission
Urban Plus Limited	322	6	MUZ - Mixed Use Zone	MUZ-O1 (Purpose of the zone)	Oppose	Amend MUZ-O1 (Purpose of the zone) as follows: ~~The Mixed Use Zone contributes to a well-functioning urban environment through the provision of areas that can flexibly adapt to a range of mixed urban uses over time, in locations that are appropriate for medium or high density residential and commercial development.~~ The Mixed Use Zone contributes to a well-functioning urban environment by accommodating a mix of residential and non-residential uses that support the social, economic, and cultural wellbeing of people and communities in the surrounding area.	Considers that the purpose is unclear and seemingly is to provide for adaptation. Considers that is not a definable, on-the-ground outcome that can be relied upon to inform development design or resource consent assessment.
Urban Plus Limited	322	7	MUZ - Mixed Use Zone	MUZ-O2 (Activities in the zone)	Support in part	Amend MUZ-O2 (Activities in the zone) as follows: ~~The Mixed Use Zone:~~ ~~1. Does not have a single predominant use that it provides for,~~ ~~2. Is expected to provide flexibility for any combination of commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while relfecting the Mixed Use Zone's role and function in relation to the hierarchy of centres,~~ ~~3. Provides for other activities that:~~ ~~a. Are compatible with the purpose, planned character, and the planned urban built environment of the one,~~ ~~b. Are compatible with the types of amenity associated with a medium or high density mixed use environment anticipated by the zone, and~~ ~~c. Support the health and wellbeing of people and communities in the surrounding area, and~~ ~~4. Is not intended to provide for:~~ ~~a. Large-scale vehicle oriented activities, or~~ ~~b. Activities that would be a significant city-wide or regional destination, and~~ ~~5. Otherwise avoids other activities that are likely to be incompatible.~~ The Mixed Use Zone provides flexibility for any combination of commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while	The objective reads as a policy and should be reworded for clarity. The points detailed at 1, 3, 4 and 5 could be integrated into the relevant policies if required.
Urban Plus Limited	322	8	MUZ - Mixed Use Zone	MUZ-O3 (Provision of commercial and community spaces and housing)	Support in part	Retain general intent of part of the provision [inferred, see original submission for part]	Reasons given are in connection with other submission points, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Plus Limited	322	9a	MUZ - Mixed Use Zone	MUZ-O4 (Planned character and planned urban built environment of the zone)	Support in part	Amend MUZ-O4 (Planned character and planned urban built environment of the zone) as follows: ~~Built development or open spaces are consistent with a mixed-use residential, commercial, and community area within a well-functioning urban environment that:~~ ~~1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,~~ ~~2. Has an urban built environment that is characterised by flexibility of building densities and forms,~~ ~~3. Takes advantage of and contributes positively to the opportunities of the pedestrian spaces and adjoining parks and reserves,~~ ~~4. Is healthy, safe, attractive, and accessible,~~ ~~5. Provides useful on-site outdoor living areas for residents, or is located in close proximity to useful public open space in the neighbourhood,~~ ~~6. Has good access to and from surrounding neighbourhoods, and to and from commercial centres, through active and public transport modes, providing for well-connected and low emission communities,~~ ~~7. Is integrated with existing and planned infrastructure, and~~ ~~8. Provides for activities with co-location benefits in the area.~~ The character and urban built form of the Mixed Use Zone is of a scale and quality that is compatible with the amenity level of	Objective reads as a policy and should be simplified. Considers some matters listed in the objective should be addressed through the relevant policies (refer to original submission for full reasons).
Urban Plus Limited	322	9b	MUZ - Mixed Use Zone	MUZ-O4 (Planned character and planned urban built environment of the zone)	Support in part	Seeks that the details of MUZ-O4 be moved to the relevant policies.	Objective reads as a policy and should be simplified. Considers some matters listed in the objective should be addressed through the relevant policies (refer to original submission for full reasons).
Urban Plus Limited	322	10	MUZ - Mixed Use Zone	MUZ-P1 (Enabled activities)	Support in part	Amend to include the identified parts of objective MUZ-O2 (Activities in the zone) if requried.	No specific reason given beyond decision requested - refer to original submission
Urban Plus Limited	322	11	MUZ - Mixed Use Zone	MUZ-P2 (Potentially incompatible activities)	Support in part	Seeks to "Amend/Simplify" [difficult to disentangle specifics of relief from reasons given structure of submission, see original submission (p14-15) for details]	Difficult to disentangle relief from reasons, see original submission.
Urban Plus Limited	322	12	MUZ - Mixed Use Zone	MUZ-P3 (Incompatible activities)	Support in part	Seeks to "Amend and simplify" [difficult to disentangle specifics of relief from reasons given structure of submission, see original submission (p15) for details]	Difficult to disentangle relief from reasons, see original submission.
Urban Plus Limited	322	13	MUZ - Mixed Use Zone	MUZ-P4 (Existing activities)	Oppose	Delete policy MUZ-P4 (Existing activities).	Not necessary as existing use rights apply.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Plus Limited	322	14	MUZ - Mixed Use Zone	MUZ-P5 (Role in network of commercial and industrial areas)	Oppose	Remove reference to "cumulative adverse effects" [inferred]	It is unclear how the permitted activities that are of very limited size can have cumulative adverse effects on the public transport and transport network capacity and efficiency.
Urban Plus Limited	322	15	MUZ - Mixed Use Zone	MUZ-P6 (Development capacity - General)	Oppose	Delete policy, or alternatively remove reference to "changing and unpredictable needs" [inferred]	Considers that "The policy seeks to manage land in response to “changing and unpredictable needs”. The MUZ is intended to provide flexibility of use in response to changing needs, but as soon as a need is identified/a proposal is put forth, the market interests are known and inherently predictable."
Urban Plus Limited	322	16	MUZ - Mixed Use Zone	Policies relating to urban design (MUZ-P7, MUZ-P8, MUZ-P9)	Support in part	Seeks to "Amend and simplify" including consolidating MUZ-P7, MUZ-P8, and MUZ-P9 into one. See original submission for details as they are difficult to separate from reasons.	See relief.
Urban Plus Limited	322	17	MUZ - Mixed Use Zone	All MUZ policies	Other/Not stated	Ensure the detail proposed to be removed from MUZ-O4 is sufficiently covered by amended policies.	Reasons given not specific to this relief, see original submission
Urban Plus Limited	322	18a	MUZ - Mixed Use Zone	MUZ-R1 (Repair and maintenance of buildings and structures)	Support in part	Seeks that alterations to existing buildings should be included in MUZ-R1 rather than MUZR3.	Clarity [inferred]
Urban Plus Limited	322	18b	MUZ - Mixed Use Zone	MUZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support in part	Seeks that alterations to existing buildings should be included in MUZ-R1 rather than MUZR3.	Clarity [inferred]
Urban Plus Limited	322	18c	Definitions	Alterations	Other/Not stated	Seeks to include a definition (or policy) for ‘alterations’ to clarify the context	Clarity [inferred]
Urban Plus Limited	322	19	MUZ - Mixed Use Zone	MUZ-R4 (Residential activities)	Support in part	Distinguish between proposals for up to three (Permitted), or four or more residential units (Restricted Discretionary) to allow greater consideration of urban design outcomes where higher density is proposed. If the intent is to be more permissive than the Residential Zones, the threshold could sit at up to five (Permitted), or six or more residential units (Restricted Discretionary).	The proposed rule does not differentiate between up to three and four or more residential units. The only relevant standards are Outdoor Living Space and Outlook. The rule framework for residential in the MUZ is therefore more permissive than the dedicated Medium and High Density Residential Zones. It is unclear how the extremely limited rules and standards can achieve the stated “high quality” outcomes anticipated for the zone.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Plus Limited	322	20	MUZ - Mixed Use Zone	MUZ-R5 (Retirement villages), MUZ-R6 (Supported residential care facilities) and MUZ-R8 (Health care activities)	Oppose	Align the approach taken between MUZ-R5 and -R6 with that taken to MUZ-R8 in terms of activity escalation.	MUZ-R5 and MUZ-R6 permits retirement villages and supported residential care facilities with no size restrictions and elevates to a Restricted Discretionary activity. However, health care activities are only permitted up to 200m2 and elevate to Discretionary status. It is unclear why they are treated differently. There is no GFA limit within the Neighbourhood Centre Zone (NCZ). The same GFA threshold does not seem to apply in the NCZ which are much smaller areas. Removing the GFA limit is more aligned with other activities in the MUZ (such as retirement villages) and the approach taken within the NCZ.
Urban Plus Limited	322	21	MUZ - Mixed Use Zone	MUZ-R8 (Health care activities), MUZ-R9 (Marae), MUZ-R10 (Community facility), MUZ-R11 (Educational facilities (including Kohanga Reo)	Oppose	The maxmum gross floor area control should be removed, and escalation limited to Restricted Discretionary.	All rules have a maximum 200m2 gross floor area before elevating to a Discretionary activity. These are all activities that have been included in (and maybe even targeted by) the MUZ zoning. The same GFA threshold does not seem to apply in the NCZ which are much smaller areas. Restricted Discretionary escalation is more appropriate, and more aligned with other activities in the MUZ (such as retirement villages) and the approach taken within the NCZ. The chapter introduction specifically notes the MUZ is not intended to protect the NCZ such that a lower limit on activity size is unnecessary.
Urban Plus Limited	322	22	MUZ - Mixed Use Zone	MUZ-R12 (Food and beverage activities)	Oppose	Seeks that the gross floor area for these activities either be removed or increased to at least 300m2.	Consistency with other zones. The NCZ is generally smaller than the MUZ, yet permits such activities up to 300m2. The chapter introduction specifically notes the MUZ is not intended to protect the NCZ such that a lower limit on activity size is unnecessary.
Urban Plus Limited	322	23a	MUZ - Mixed Use Zone	MUZ-R13 (Grocery stores and supermarkets)	Oppose	Seeks that the limit on gross floor area as a permitted activity be removed or increased to at least 1500m2.	Consistency with other zones. The NCZ is generally smaller than the MUZ, yet permits grocery stores and supermarkets up to 1500m2 beyond which activities escalate to Restricted Discretionary. The chapter introduction specifically notes the MUZ is not intended to protect the NCZ such that a lower limit on activity size is unnecessary.
Urban Plus Limited	322	23b	MUZ - Mixed Use Zone	MUZ-R13 (Grocery stores and supermarkets)	Oppose	Seeks that the activity status should elevate to a Restricted Discretionary activity.	Consistency with other zones. The NCZ is generally smaller than the MUZ, yet permits grocery stores and supermarkets up to 1500m2 beyond which activities escalate to Restricted Discretionary. The chapter introduction specifically notes the MUZ is not intended to protect the NCZ such that a lower limit on activity size is unnecessary.
Urban Plus Limited	322	24	MUZ - Mixed Use Zone	MUZ-R14 (Light manufacturing and servicing)	Oppose	Seeks that the permitted activity status that the activity cannot occur within 40m of a Residential Zone, Rural Zone, or Marae Zone should be removed.	Permitting light manufacturing and servicing only where it is not within 40m of a Residential Zone, Rural Zone or Marae Zone is inconsistent with the MUZ intent, noting that unlimited residential and marae activities are permitted within the zone itself.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Plus Limited	322	25a	MUZ - Mixed Use Zone	MUZ-R15 (Standalone office activities)	Oppose	Seeks that the gross floor area for these activities should either be removed or increased to at least 300m2.	Requiring consent as a non-complying activity for standalone office activities in excess of 200m2 is unduly onerous. Such activity could occur in the NCZ under NCZ-R11 as a permitted activity up to 300m2 in size then escalates to a Discretionary activity. There is no reason why the MUZ provisions should not be the same. It is unclear what effects this rule is trying to manage.
Urban Plus Limited	322	25b	MUZ - Mixed Use Zone	MUZ-R15 (Standalone office activities)	Oppose	Seeks that escalation should be limited to Discretionary at most.	Requiring consent as a non-complying activity for standalone office activities in excess of 200m2 is unduly onerous. Such activity could occur in the NCZ under NCZ-R11 as a permitted activity up to 300m2 in size then escalates to a Discretionary activity. There is no reason why the MUZ provisions should not be the same. It is unclear what effects this rule is trying to manage.
Urban Plus Limited	322	26a	MUZ - Mixed Use Zone	MUZ-R16 (Commercial activities not otherwise provided for)	Oppose	Seeks that the limit on permitted light manufacturing and servicing or any other commercial or other activity not otherwise provided for should be removed or increased to 300m2.	Consistency with other zones. The NCZ is generally smaller than the MUZ, yet permits such activities up to 300m2. The chapter introduction specifically notes the MUZ is not intended to protect the NCZ such that a lower limit on activity size is unnecessary.
Urban Plus Limited	322	26b	MUZ - Mixed Use Zone	MUZ-R17 (Other activities not otherwise provided for)	Oppose	Seeks that the limit on permitted light manufacturing and servicing or any other commercial or other activity not otherwise provided for should be removed or increased to 300m2.	Consistency with other zones. The NCZ is generally smaller than the MUZ, yet permits such activities up to 300m2. The chapter introduction specifically notes the MUZ is not intended to protect the NCZ such that a lower limit on activity size is unnecessary.
Urban Plus Limited	322	27	MUZ - Mixed Use Zone	MUZ-R18 (Carparking activities)	Oppose	Seeks that the provisions be amended to enable a degree of parking in conjunction with non-residential activity, subject to compliance with MUZ-S4 (Location and design of carparking)	It is unclear what adverse effects this rule is trying to manage if, in theory a car parking building can be constructed as a permitted activity, however if any proposed parking is for non-residential purposes, consent is needed. The requirements of MUZ-S4 will effectively manage effects from parking. In particular the MUZ appears to specifically target activities such as churches, community facilities and the like that typically require a degree of onsite parking. There is no specified trip generation threshold for sites in the MUZ under Rule TR-R3-1.b in the Transport Chapter.
Urban Plus Limited	322	28	MUZ - Mixed Use Zone	MUZ-R24 (Emergency service facilities)	Oppose	Delete MUZ-R24 (Emergency service faciities)	Both rule MUZ-R19 and MUZ-R24 are for the same activity (Emergency service facilities) but apply a different activity status.
Urban Plus Limited	322	29a	MUZ - Mixed Use Zone	MUZ-R21 (Drive-through activities)	Oppose	Seeks that the activity status be changed to Restricted Discretioanry with relevant matters of discretion.	It is unclear why these activities are not provided for in the MUZ and where they are supposed to locate. All other Commercial zones introduce extensive Active Street Frontage requirements that clearly do not anticipate and provide for car focused activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Plus Limited	322	29b	MUZ - Mixed Use Zone	MUZ-R22 (Service stations)	Oppose	Seeks that the activity status be changed to Restricted Discretioanry with relevant matters of discretion.	It is unclear why these activities are not provided for in the MUZ and where they are supposed to locate. All other Commercial zones introduce extensive Active Street Frontage requirements that clearly do not anticipate and provide for car focused activities.
Urban Plus Limited	322	30	MUZ - Mixed Use Zone	MUZ-S2 (Height in relation to boundary)	Support in part	Seeks a variety of amendments, see original submission (p20-21)	Difficult to disentangle relief from reasons, see original submission.
Urban Plus Limited	322	31	MUZ - Mixed Use Zone	MUZ-S3 (Setbacks - Adjoining zones)	Support in part	Amend MUZ-S3.2 as follows: ... 2. ~~This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.~~ This standard does not apply to site boundaries where there is an existing or proposed common wall.	The proposed wording is unclear and difficult to interpret. The recommended wording aligns with that used under MUZ-S2-1-e and is much clearer.
Urban Plus Limited	322	32a	MUZ - Mixed Use Zone	MUZ-S4 (Location and design of carparking)	Support in part	Amend MUZ-S4 as follows: ... 3. Parking areas must be designed so they can only be accessed by vehicles from a formed vehicle crossing.	The proposed wording implies that pedestrian access into a carpark from the street can only be via the vehicle crossing. Having a separate footpath could be a safer outcome and should be enabled.
Urban Plus Limited	322	32b	MUZ - Mixed Use Zone	MUZ-S4 (Location and design of carparking)	Support in part	Clarify, for clause MUZ-S4.6, where the landscaping should be provided - within or abutting, and visable from, the carparking or vehicle manoeuvre area.	Additional direction is required in the rule, otherwise the planting may be positioned in an area where it does nothing to address the visual effects of the carpark itself.
Urban Plus Limited	322	33a	MUZ - Mixed Use Zone	Rules	Other/Not stated	Seeks to add a minimum glazing requirement [inferred], and a landscaping requirement [inferred]	The objectives and policies of the Mixed Use Zone have a focus on positive street frontages and passive surveillance benefits, yet there is no minimum glazing requirement (for residential and/or non-residential activities) to achieve this. When comparing a development proposal to a permitted baseline activity, there will then be extremely limited grounds to push for positive engagement at the street. The objectives and policies of the Mixed Use Zone speak to ensuring onsite landscaping, yet there is no relevant standard (beyond landscaping within carparking areas) to achieve this. When comparing a development proposal to a permitted baseline activity, there will then be extremely limited grounds to push for landscaping outcomes.
Urban Plus Limited	322	33b	SIGN - Signs	SIGN-R2 (Third-party advertising signs)	Oppose	Seeks that the activity status for the Mixed Use Zone is reduced to permitted from non-complying.	There is an inconsistent approach to setting the activity status. The Mixed Use Zone is grouped with Commercial activity under the National Planning Standards. Yet under SIGN-R2 and SIGN-R3 the MUZ has been bundled with the Residential and Open Space Zones as Non-Complying; this is overly restrictive

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Urban Plus Limited	322	34a	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Seeks that the activity status for the Mixed Use Zone is reduced to restricted discretionary from non-complying.	There is an inconsistent approach to setting the activity status. The Mixed Use Zone is grouped with Commercial activity under the National Planning Standards. Yet under SIGN-R2 and SIGN-R3 the MUZ has been bundled with the Residential and Open Space Zones as Non-Complying; this is overly restrictive
Urban Plus Limited	322	34b	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Seeks that the requirement for public notification of digital signage within the Mixed Use Zone is removed.	The activity status and public notification requirement should be reduced to reflect the Commercial classification of the site.
Urban Plus Limited	322	35	SIGN - Signs	SIGN-S1 (Area of a sign)	Oppose	Seeks that the Mixed Use Zone be shifted to be grouped with Commercial, Marae and Seaview Marina Zones.	The MUZ is grouped with Commercial land classifications under the National Planning Standards and signage should be enabled in alignment with this. It is acknowledged that residential activity is permitted within the MUZ, however this is also true of other commercial zones (e.g. NCZ, Local Centre Zone etc.); the MUZ approach should be aligned. Grouping the MUZ with the other Commercial Zones is consistent with the approaches taken under SIGN-S2, SIGN-S3 and SIGN-S5.
Urban Plus Limited	322	36	SIGN - Signs	SIGN-S4 (Height of freestanding signs)	Support in part	Remove repeated reference to Mixed Use Zone in SIGN-S4.4.	Mixed Use Zone is listed twice against SIGN-S4-4
Urban Plus Limited	322	37	Maps - Zoning / Commercial and Industrial	Local Centre Zoning (308-310 Waiwhetū Road)	Oppose	Rezone 308-310 Waiwhetū Road as a Mixed Use Zone.	The Mixed Use Zone and the outcomes it seeks to achieve are more appropriate for the subject site. The site is physically separated from any other proposed LCZ land. Mixed Use Zoning would be consistent with adjacent zoning. Rules of the Mixed Use Zone are well aligned with activities already occurring on the site. Mixed Use Zoning would be well aligned with and provide for the future development goals and ambitions for the site (see original submission for full reasons).
Urban Plus Limited	322	38	Maps - Other	Active Street Frontage Overlay (308-310 Waiwhetū Road)	Oppose	Remove Active Frontage Overlay from 308-310 Waiwhetū Road.	Overlay not considered appropriate to the site. Overlay will not result in creation of a continuous, sheltered frontage. Overlay could result in inconsistent built form within the site. Additional restrictions on the site for limited public benefit. Should the site be rezoned to Mixed Use Zone, the overlay would e inconsistent with this (see original submission for full reasons).

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Urban Plus Limited	322	39	Maps - Zoning / Open Space	Open Space Zone - 5 Colson Street	Multiple	Rezone 5 Colson Street to High Density Residential Zone [alternate to 322.40]	See original submission (p23-36)
Urban Plus Limited	322	40	Maps - Zoning / Open Space	Open Space Zone - 5 Colson Street, 12, 13-16, and 17-20 Hollard Grove, 10-16, 16A, and 18-26A Colson Street	Multiple	Seeks "Rezoning of the sites at 5 Colson Street (Colson Street Reserve), 12 Hollard Grove, 13-16 Hollard Grove, 17-20 Hollard Grove, 10-16 Colson Street, 16A Colson Street and 18-26A Colson Street to Open Space and High Density Residential Zones in accordance with the outcomes of a reserve exchange process and based on the preliminary masterplan for the sites" [alternate to 322.39]	See original submission (p23-36)
Enviro NZ	323	001	Does not relate to text or maps of the plan	n/a	Other/Not stated	Seeks to "Add the Wellington Region Waste Management and Minimisation Plan as an 'other document' with respect to section 74(2)(b)(i) of the Resource Management Act"	Considers that "The Wellington Region Waste Management & Minimisation Plan (WRWMMP) is one of the documents that should inform the strategic context of the Combined District Plan. Waste management and minimisation is a critical issue in the Wairarapa region and has significant impacts on meeting climate change goals. The actions of the WRWMMP need to inform District Plan provisions."
Enviro NZ	323	002	Definitions	Activity sensitive to industry	Amend	Add "early childhood education activity" to list of activities	Considers that "Early childhood activities should be added to the definition given the risk that some industrial products have to small children."
Enviro NZ	323	003	Definitions	Activity sensitive to hazardous substance risks	Support	Retain definition as notified [inferred]	Considers that "The definition strikes the right balance of activities"
Enviro NZ	323	004	Definitions	Ancillary transport network infrastructure	Support in part	Add "space for Council kerbside waste bins" to list of items	Considers that "Refuse trucks need to have the appropriate space within road reserves that supports the collection of the Council residential rubbish and recycling bins. With intensification, road reserves need to be carefully planned to allow for refuse truck access to bins. While the placement of bins is temporary, the provision of space for their collection is paramount to allow efficient collection of bins and avoid injury to users of the road while refuse trucks are operating. Adding this clause to the definition will ensure that this element of the road reserve is considered."
Enviro NZ	323	005	Definitions	New definition - Cleanfill area	Oppose (requesting new provision)	Add definition for "Cleanfill area" as "Means an area used exclusively for the disposal of cleanfill material"	Considers that "definition should be added to the district plan to recognise that cleanfills and landfills are important uses in the rural area. The definition has the same meaning as that in the National Planning Standards. The definition will also allow for these activities to be defined differently from industrial activities."
Enviro NZ	323	006	Definitions	Cleanfill material	Support	Retain definition as notified [inferred]	Considers that "definition recognises that cleanfill material is an important resource while defining the parameters so that the material is free of contaminants."

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Enviro NZ	323	007	Definitions	Co-location benefits	Support in part	Amend as follows: "3. Easier trip-~~chaining~~ length and coordination,"	Considers that "trip-chaining appears to be jargon that may confuse readers and should be re-worded for ease of use."
Enviro NZ	323	008	Definitions	Green infrastructure	Support	Retain definition as notified [inferred]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	009	Definitions	Heavy industrial activity	Amend	Amend as follows: "means: • an offensive trade, • a significant hazardous facility, • an abattoir, • a refinery, • the storage, treatment, or disposal of waste materials, including any waste transfer station or resource recovery park, and • the composting of organic materials or organic waste, excluding composting undertaken on the site from which the material is sourced, of up to $10m^3$ in volume. or any other industrial activity that creates offensive and objectionable noise, dust, or odour, or elevated risks to people's health and safety."	Considers that "that refuse collection and disposal is also an offensive trade" and that "Clarification is required to capture organic waste processing in accordance with the [Wellington Region Waste Management & Minimisation Plan]"
Enviro NZ	323	010	Definitions	Infrastructure	Oppose in part	Amend to add to the list: "m. district or regional resource recovery or waste disposal facilities"	Consistency with repealed Natural and Built Environment Act, considers it essential to "acknowledge that waste management and disposal facilities are an essential part of the services needed for a society to function", aligns with definition of regionally significant infrastructure in RPS and NRP, connection with Strategic Directions chapter, connection with reverse sensitivity, difficulty of consenting sites for these activities, compliance costs.
Enviro NZ	323	011	Definitions	New definition - landfill	Oppose (requesting new provision)	Add a new definition for "landfill" as "Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas."	Considers that "This definition should be added to the district plan to recognise that landfills are an important use in the city, particularly in consideration that the Silverstream landfill and the closed Wainuiomata landfill are within the city boundaries. The definition has the same meaning as that in the National Planning Standards. The definition will also allow for these activities to be defined differently from industrial activities."
Enviro NZ	323	012	Definitions	Light manufacturing and servicing	Support in part	Amend as follows: "means an industrial activity where articles, goods or produce are made, prepared and/or repaired/repurposed for sale or rent and..."	Considers that "Some recycling activities involve the re-use of the items recycled and due to the nature of materials handled can be undertaken in a building and not require additional consents. The proposed amendment will ensure diversion from landfill is enabled."
Enviro NZ	323	013	Definitions	Operational need	Other/Not stated	Unclear, see original submission	Unclear, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	014	Definitions	New definition - organic waste	Oppose (requesting new provision)	Add definition for "Organic waste" as "biodegradable matter, such as food scraps, garden cuttings, grass, and branches, that can be accepted at an organics processing facility or facilities. In the context of this WMMP, biosolids is excluded from this definition"	Considers that definition should be added "in order to provide for processing household food waste on a city-wide scale. The definition is taken from the WRWMMP"
Enviro NZ	323	015	Definitions	Regionally significant infrastructure	Support in part	Amend to add "The Silverstream landfill and regional resource recovery facilities" to list	Considers that "Class 1 landfills are of regional significance and should be part of the list given the essential service it provides to the region. Class 1 landfills accept municipal household solid waste. These types of landfills employ advanced environmental protection systems and cannot be easily replicated or consented. Their continued life is essential where longevity is affected by reverse sensitivity and the waste minimisation efforts. Regional resource recovery facilities are other waste management facilities that are essential to the region, and protect the health and well-being of the community. [...] The amendment will ensure that the definition aligns with the definition under the Regional Policy Statement for the Wellington Region."
Enviro NZ	323	016	Definitions	Reverse sensitivity	Oppose	Not explicitly stated, but inferred as either delete definition or replace with "means the effect on existing lawful activities from the introduction of new activities, or the intensification of existing activities in the same environment, that may lead to restrictions on existing lawful activities as a consequence of complaints."	Considers that "There is difficulty in reading and interpreting this definition for many plan users. While it covers the parameters under which most circumstances of reverse sensitivity arise in a planning context, it may also confine where reverse sensitivity can be considered – for example where Activity B is not the predominant activity in the zone and they need to argue a functional or operational need? It does not account for unforeseen circumstances...", considers a simpler definition would be that in the Christchurch District Plan.
Enviro NZ	323	017	Definitions	Rural industry	Support in part	Amend as follows: "means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. This includes organic composting."	Reasons given not specific to this relief, see original submission
Enviro NZ	323	018	Definitions	Significant hazardous facility	Support	Retain definition as notified [inferred]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	019	INFSD - Strategic Direction - Infrastructure	INFSD-O1 (Integration)	Support in part	Amend as follows: "Land use and development is integrated with the provision of infrastructure, including transport and three waters services, waste facilities and open space"	Reasons given are in connection to other submission points in submission, see original submission

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Enviro NZ	323	020	INFSD - Strategic Direction - Infrastructure	INFSD-O2 (Coordination)	Amend	Amend as follows: "The nature, timing and sequencing of new development is co-ordinated with the funding, implementation and operation of necessary transport, additional and other infrastructure."	Considers that "The inclusion of other infrastructure appears to suggest the broader meaning of infrastructure that is not dependent on the definition. If so then the objective is supported as it will encompass waste management facilities. Alternatively, the list should be expanded to include additional infrastructure as per the NPSUD."
Enviro NZ	323	021	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Multiple	Support as notified or add a reference to regional waste management infrastructure based on decisions on other submission points - see original submission.	Reasons given not specific to this relief, see original submission
Enviro NZ	323	022	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support in part	Amend as follows: "c. Serviced by the necessary infrastructure (including local infrastructure) appropriate to the intensity, scale and function of the development,"	Reasons given are in connection to other submission points in submission, see original submission
Enviro NZ	323	023a	INF - Infrastructure	Introduction	Support in part	Amend as follows: "This chapter outlines the provisions of the District Plan that relate to the operation and development of infrastructure. Infrastructure enables a community to undertake its everyday activities and functions and allows people to provide for their social and economic wellbeing, and their health and safety. The infrastructure managed through this chapter include those defined as infrastructure under this Plan ~~section 2 of the Resource Management Act~~. Only the objectives and policies in this chapter apply to the district or regional resource recovery or waste disposal facilities (including the Silverstream Landfill)."	Reasons given not specific to this relief, see original submission
Enviro NZ	323	023b	INF - Infrastructure	Introduction	Support in part	Under "Relationship with other chapters", add "Rules for district or regional resource recovery or waste disposal facilities (including the Silverstream Landfill)" to the list of things the chapter does not have provisions for.	Reasons given are in connection to other submission points in submission, see original submission
Enviro NZ	323	024	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain provision as notified [inferred, conditional - see original submission]	Considers "The objective would help provide for the continued operation and upgrading of waste infrastructure and to enable additional waste streams for recovery and recycling."
Enviro NZ	323	025	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain provision as notified [inferred, conditional - see original submission]	Considers "Waste facilities are difficult to consent and landfills require specific locations that have functional and operational needs. As critical infrastructure to the region they should have the benefit of this objective."
Enviro NZ	323	026	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support	Retain provision as notified [inferred, conditional - see original submission]	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	027	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain provision as notified [inferred, conditional - see original submission]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	028	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain provision as notified [inferred, conditional - see original submission]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	029	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain provision as notified [inferred, conditional - see original submission]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	030	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain provision as notified [inferred, conditional - see original submission]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	031	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support	Retain provision as notified [inferred, conditional - see original submission]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	032	INF - Infrastructure	INF-R25 (Infrastructure not otherwise provided for or subject to any other rule in chapter)	Support in part	Amend rule title: "Infrastructure not otherwise provided for or subject to any other rule in chapter (excluding district or regional resource recovery or waste disposal facilities)"	Reasons given are in connection to other submission points in submission, see original submission
Enviro NZ	323	033	HS - Hazardous Substances	HS-O2 (Protection of existing significant hazardous facilities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	034	HS - Hazardous Substances	HS-P1 (Location of hazardous facilities)	Support in part	Amend HS-P1.3 as "Locating significant hazardous facilities outside of zones permitting activities sensitive to hazardous substance risks ~~sensitive environments~~, and"	Considers "that 'sensitive environments' is too broad and should be reduced in scope in order for facilities to be considered in certain zones."
Enviro NZ	323	035	HS - Hazardous Substances	HS-P3 (Location of activities sensitive to hazardous substance risks)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	036	HS - Hazardous Substances	HS-R2 (New significant hazardous facilities)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	037	HS - Hazardous Substances	HS-R3 (New activities sensitive to hazardous substance risks within the Hazardous Substances Risk Management Overlay)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	038	SUB - Subdivision	SUB-O3 (Servicing of allotments)	Support in part	Amend "Development enabled through subdivision is adequately serviced and supported by infrastructure (including additional infrastructure) and the transport network."	Considers that "The District Plan must give effect to the National Policy Statement on Urban Development 2020 ("NPSUD"). Under NPSUD, additional infrastructure is defined (s1.4(1)(b)) as including community infrastructure, which is defined in s197 of the Local Government Act 2002. In this act, community infrastructure includes waste management facilities owned by Council and other infrastructure which is necessary to have a well-functioning urban environment."
Enviro NZ	323	039	SUB - Subdivision	SUB-P7 (Servicing and access)	Support in part	Amend as follows: "... 4. Require new roads and new vehicle access to sites to meet minimum design standards to: a. Allow for safe and efficient traffic movements, b. Provide for pedestrian amenity, and c. Safely accommodate the intended number of users. d. Accommodate solid waste management collection. ..."	Considers that "subdivision design often neglects to consider rubbish truck access. Either roads are designed where trucks cannot fit between parked cars or cycle lane design hinders kerbside bin pickups. Alternatively multi-unit or rear site subdivision does not adequately provide for truck access to bin storage areas. The proposed amendment will ensure that this aspect is considered when subdivision applications are processed."
Enviro NZ	323	040	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose	Amend to increase threshold from 500m^2 to 1000m^2 for Industrial Zones.	Considers that "For sites in Industrial zones, the 500m^2 limit is [...] too low and will not allow for efficient development in industrial zones. Doubling this limit would enable most redevelopments without needing specific consent for earthworks which can cause significant delays for projects. The submitter considers an alternative arrangement would be to provide a specific standard for Industrial zones with a higher threshold.
Enviro NZ	323	041	SIGN - Signs	SIGN-S1 (Area of a sign)	Support	Retain provision as notified [inferred]	Considers that "The permitted area of a sign in an industrial zone [would] ensure that business operations can be located by the public and provide sufficient information on the signs."
Enviro NZ	323	042	LLRZ - Large Lot Residential Zone	LLRZ-R20 (Servicing)	Oppose	Amend start time for servicing hours Monday to Friday from 8am to 7am	Considers that "Servicing for refuse pick-ups needs more flexibility in order to accommodate efficient collection. The hours of night-time is questioned also where a 7am finish is considered standard."
Enviro NZ	323	043	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Support in part	Amend to add "7. incorporates adequate space for waste storage and collection" as a listed design outcome	Considers that "Waste is often forgotten and the proposed amendment allows waste storage and collection to be considered as essential infrastructure in the design of medium density residential developments. Without consideration of waste storage and collection in the design of residential neighbourhoods, the quality and functionality of the neighbourhoods are affected through poor outdoor amenity, hygiene, safety for residents and pedestrians, and operational difficulties for waste collectors."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	044	MRZ - Medium Density Residential Zone	MRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 residential units)	Support in part	Amend as follows: "... 4.Ensure that activities have storage and servicing areas (including waste) that: ..."	Considers that "it is not clear that the storage and servicing areas includes waste storage. Ensuring good design of waste storage areas results in good outcomes from no odour, good accessibility, lighting, and privacy to other residents."
Enviro NZ	323	045	MRZ - Medium Density Residential Zone	MRZ-R3 (Construction of new buildings and structures and alterations and additions for existing buildings and structures)	Support in part	Amend to add "MRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP)	Considers that "New buildings and alterations can have the potential to alter and dislocate the areas needed for waste storage and collection. Ensuring that any new buildings and/or additions continue to cater for the waste storage areas will ensure that this essential infrastructure continues to operate efficiently and effectively without adverse effects."
Enviro NZ	323	046	MRZ - Medium Density Residential Zone	MRZ-R4 (Residential activities)	Support in part	Amend to add "MRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP)	Considers that "The proposed on-site rubbish storage and collection standard should apply as each dwelling needs to have either individual or communal rubbish storage area. Without requiring it at the start of the development process impacts result on the quality and functionality of residential developments and lead to unsafe street environments when pedestrians and cyclists cannot navigate around bins."
Enviro NZ	323	047	MRZ - Medium Density Residential Zone	MRZ-R21 (Servicing)	Support in part	Amend start time for servicing hours Monday to Friday from 8am to 7am	Considers that "Servicing for refuse pick-ups needs more flexibility in order to accommodate efficient collection. The hours of night-time is questioned also where a 7am finish is considered standard."
Enviro NZ	323	048	MRZ - Medium Density Residential Zone	New provision - MRZ-S12 (Waste Management)	Oppose (requesting new provision)	Add new standard "Waste Management": "1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m^2 and a minimum dimension of 1 metre in any direction, except: a) Where a communal waste management area is provided to accommodate bulk collection from within the site; 2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, and open space zones; 3. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, and outdoor living areas and be accessible for residents to get to the kerb without stairs or steep gradients. 4. A kerbside space of 1m per dwelling is available without impeding the footpath."	Considers that "Given that three dwellings are permitted on sites where density can be significantly less than 1 unit per 200m2, the space allocated for waste management is often not thought about or not designed for, given the tight building envelopes required for this density. Bin storage that is not designed for can generate adverse effects on amenity and the health and safety of residents, road corridor users and collection staff. The proposed standard allows for bin storage to be of a sufficient size, and in a location that will be screened from the road or access to the site. The standard requires bins to be accessible so that when moving from their storage location to the kerbside, the access is without steep gradients or stairs and is wide enough for bin access. The standard will ensure that bins do not obstruct driveways or be located on the footpath."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	049	HRZ - High Density Residential Zone	HRZ-O4 (Planned urban character and built environment of the High Density Residential Zone)	Support in part	Amend "... 7. Is integrated with existing and planned infrastructure including waste storage and collection"	Considers that "Waste is often the 'forgotten' infrastructure and the proposed amendment allows waste storage and collection to be considered as essential infrastructure in the design of higher density residential developments. Without consideration of waste storage and collection in the design of residential neighbourhoods, the quality and functionality of the neighbourhoods are affected through poor outdoor amenity, hygiene, safety for residents and pedestrians, and operational difficulties for waste collectors"
Enviro NZ	323	050	HRZ - High Density Residential Zone	HRZ-P12 (Urban design outcomes by meeting standard or assessment)	Support in part	Amend to add "7. incorporates adequate space for waste storage and collection" as a listed design outcome	Considers that "Waste is often forgotten and the proposed amendment allows waste storage and collection to be considered as essential infrastructure in the design of medium density residential developments. Without consideration of waste storage and collection in the design of residential neighbourhoods, the quality and functionality of the neighbourhoods are affected through poor outdoor amenity, hygiene, safety for residents and pedestrians, and operational difficulties for waste collectors."
Enviro NZ	323	051	HRZ - High Density Residential Zone	HRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 residential units)	Support in part	Amend "... 4.Ensure that activities have storage and servicing areas (including waste) that: ..."	Considers that "it is not clear that the storage and servicing areas includes waste storage. Ensuring good design of waste storage areas results in good outcomes from no odour, good accessibility, lighting, and privacy to other residents."
Enviro NZ	323	052	HRZ - High Density Residential Zone	HRZ-R3 (Construction of new buildings and structures and alterations and additions for existing buildings and structures)	Support in part	Amend to add "HRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP	Considers that "New buildings and alterations can have the potential to alter and dislocate the areas needed for waste storage and collection. Ensuring that any new buildings and/or additions continue to cater for the waste storage areas will ensure that this essential infrastructure continues to operate efficiently and effectively without adverse effects."
Enviro NZ	323	053	HRZ - High Density Residential Zone	HRZ-R4 (Residential activities)	Support in part	Amend to add "HRZ-S12 Waste Management" to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP	Considers that "The proposed on-site rubbish storage and collection standard should apply as each dwelling needs to have either individual or communal rubbish storage area. Without requiring it at the start of the development process impacts result on the quality and functionality of residential developments and lead to unsafe street environments when pedestrians and cyclists cannot navigate around bins."
Enviro NZ	323	054	HRZ - High Density Residential Zone	HRZ-R22 (Servicing)	Support in part	Amend start time for servicing hours Monday to Friday from 8am to 7am	Considers that "Servicing for refuse pick-ups needs more flexibility in order to accommodate efficient collection. The hours of night-time is questioned also where a 7am finish is considered standard."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	055	HRZ - High Density Residential Zone	New provision - HRZ-S12 (Waste Management)	Oppose (requesting new provision)	Add new standard "Waste Management": "1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m^2 and a minimum dimension of 1 metre in any direction, except: a) Where a communal waste management area is provided to accommodate bulk collection from within the site; 2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, and open space zones; 3. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, and outdoor living areas and be accessible for residents to get to the kerb without stairs or steep gradients. 4. A kerbside space of 1m per dwelling is available without impeding the footpath 5. Where a communal waste management area is provided: a) the space must be accessible for the collection vehicle and sized to provide separation of waste streams."	Considers that "Given that three dwellings are permitted on sites where density can be significantly less than 1 unit per 200m2, the space allocated for waste management is often not thought about or not designed for, given the tight building envelopes required for this density. Bin storage that is not designed for can generate adverse effects on amenity and the health and safety of residents, road corridor users and collection staff. The proposed standard allows for bin storage to be of a sufficient size, and in a location that will be screened from the road or access to the site. The standard requires bins to be accessible so that when moving from their storage location to the kerbside, the access is without steep gradients or stairs and is wide enough for bin access. The standard will ensure that bins do not obstruct driveways or be located on the footpath."
Enviro NZ	323	056	GRUZ - General Rural Zone	GRUZ-O1 (Purpose and character of the zone)	Other/Not stated	Not given	Reasons were given relating to this provision but no relief sought, see original submission.
Enviro NZ	323	057	GRUZ - General Rural Zone	GRUZ-O2 (Activities in the zone)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	058	GRUZ - General Rural Zone	GRUZ-O3 (Built character)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	059	GRUZ - General Rural Zone	GRUZ-O4 (Adverse effects)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	060	GRUZ - General Rural Zone	GRUZ-QZPO-O1 (Protection of the quarrying activities in the Quarry Zone)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	061	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	062	GRUZ - General Rural Zone	GRUZ-P3 (Potentially incompatible activities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	063	GRUZ - General Rural Zone	GRUZ-QZPO-P1 (Activities in the Quarry Zone Protection Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	064	GRUZ - General Rural Zone	GRUZ-R15 (Quarrying activities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	065	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	066	GRUZ - General Rural Zone	GRUZ-R17 (Solid waste transfer stations)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	067	RLZ - Rural Lifestyle Zone	RLZ-O2 (Activities in the zone)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	068	RLZ - Rural Lifestyle Zone	RLZ-P3 (Potentially incompatible activities)	Neutral	Not given	Reasons given not specific to this relief, see original submission
Enviro NZ	323	069	RLZ - Rural Lifestyle Zone	RLZ-R13 (Rural industries)	Neutral	Not given	Reasons given not specific to this relief, see original submission
Enviro NZ	323	070	RLZ - Rural Lifestyle Zone	RLZ-R21 (Industrial activities)	Other/Not stated	Not given	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	071	LIZ - Light Industrial Zone	LIZ-O2 (Activities in the zone)	Oppose	Amend "... 4. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of commercial centres, and c. One or more of the following: i. Have a functional need or operational need to locate in an Industrial Zone, or ii. Have significant co-location benefits when located in the area, or ~~iii. Are a commercial activity that is not suited to being in a commercial centre, or~~ ~~iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or~~ ~~v. Are otherwise better located in an Industrial Zone than in any other type of zone, or~~ vi. Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future."	Considers that "Clauses iii, iv, and v will open the door to activities in the zone that are not compatible to industrial activities and cause reverse sensitivity to existing activities."
Enviro NZ	323	072	LIZ - Light Industrial Zone	LIZ-P2 (Residential activities and other activities sensitive to industry)	Oppose	Delete provision [inferred]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	073	GIZ - General Industrial Zone	GIZ-O1 (Purpose of the zone)	Oppose	Amend "The General Industrial Zone is used ~~primarily~~ to meet the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects should be separated from residential activities and other activities sensitive to industry. The Zone also provides for other compatible activities that support this role or do not interfere with the primary purpose, ~~including commercial activities that are not appropriately located outside industrial areas because of their effects on amenity values or co-location benefits with industrial and research activities~~."	Considers that "Due to the difficulty of industrial activities locating anywhere else in the city, the purpose of the zone statement should reflect the needs of these industrial activities rather than 'inviting' commercial activities to locate there."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	074	GIZ - General Industrial Zone	GIZ-O2 (Activities in the zone)	Oppose	Amend "The General Industrial Zone: 1. ~~Primarily~~ provides for industrial activities and research activities, ... 3. Is supported by other activities that: ... b. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, ... 4. Only allow ~~Provides for~~ other activities that: ... b. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, ... e. One or more of the following: ... ~~iii. Are better located in an Industrial Zone than in any other zone, or~~ ~~iv. Due to the size, layout, or operation of the activity, would have~~	Considers that "The zone should emphasise its main activities and therefore the word primarily is not required nor necessary as it promotes other uses in the zone when industrial uses can only locate in an industrial zone. It would be impossible to determine what is an unreasonable reverse sensitivity effect. Any complaint has the potential to constrain the industrial or heavy industrial activity, therefore the word unreasonable is unreasonable in this context. Enviro NZ is also concerned that providing for other activities is too enabling and questions whether 4 should be there at all when the activities that support the zone function would allow for the majority of other uses."
Enviro NZ	323	075	GIZ - General Industrial Zone	GIZ-O3 (Provision of industrial spaces)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	076	GIZ - General Industrial Zone	GIZ-P2 (Residential activities and other activities sensitive to industry)	Oppose	Amend "Avoid new residential activities and other activities sensitive to industry unless they are: 1. Ancillary to and support an industrial activity, research activity or emergency facility (such as a caretaker residence), ~~2. Managed so that they do not adversely impact the long-term development capacity of the zone for industrial development, including through managing the design of new buildings, and~~ 3. Require no complaints covenants to ~~Managed to~~ minimise reverse sensitivity effects for industry, including existing heavy industry"	Considers that "The parameters for the establishment of residential and sensitive activities in this zone need to be tightened to ensure that these activities do not cause reverse sensitivity effects, which is the main premise for the zone. The current wording is too permissive. How are they to be managed to minimise reverse sensitivity? No complaints covenants while not always effective will reduce the potential for complaints, however the reverse sensitivity should be minimised not managed."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	077	GIZ - General Industrial Zone	GIZ-P3 (Heavy industrial activities)	Oppose	Amend "~~Avoid~~ Allow heavy industrial activities if ~~unless~~ they: ...."	Considers that it "finds it perplexing the stance taken on the choice of activities in the General Industrial zone when commercial activities are enabled and heavy industrial activities avoided. While ideally heavy industrial activities are located in the heavy industrial zone, they should only be restricted when they do not meet the criteria rather than avoided."
Enviro NZ	323	078	GIZ - General Industrial Zone	GIZ-P4 (Other potentially incompatible activities)	Oppose	Amend "Avoid commercial and community activities unless they: 1. Are ancillary to an industrial or research ~~permitted~~ activity and support the purpose of the zone, or 2. Primarily serve the immediate area within the zone, or 3. Have similar adverse effects and requirements to industrial activities that mean they are better located in an Industrial Zone than anywhere else (for example, small-scale trade supply retail activities and yard-based retail activities), or ~~4. Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets), or~~ 5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone. When these activities are not avoided, they are designed ~~managed~~ to avoid ~~significant~~ reverse sensitivity issues for industry, including heavy industry that is an existing activity."	Considers that "The policy requires a stricter focus on reducing the criteria on when other activities are compatible in the zone. Given the number of permitted activities in the zone, returning the focus to the purpose of the zone ensures compatibility to the core purpose. Qualifying the scale of trade supply retail and yard-based retail will ensure that big box retail is not supported by the policy. Reverse sensitivity to industrial activities only becomes apparent when complaints are made which is too late to 'manage' them, and it is considered that the word 'significant' is not required. Site and building design is considered a better option if the activity is to be allowed."
Enviro NZ	323	079	GIZ - General Industrial Zone	GIZ-P6 (Role in network of commercial and industrial areas)	Oppose	Delete provision	Considers that "The rational for this policy is questioned, with the submitter unsure of the types of commercial activities that may come under the policy. It would likely only apply to very few commercial activities and therefore should be deleted.
Enviro NZ	323	080	GIZ - General Industrial Zone	GIZ-P7 (Support of centres hierarchy)	Support in part	Amend "~~Manage~~ Restrict the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and co-location benefits of commercial centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone."	Considers that "The emphasis of the zone needs to be on industrial and research activities and therefore restricting rather than managing is more appropriate. This will also provide a stronger support for the commercial zones."
Enviro NZ	323	081	GIZ - General Industrial Zone	GIZ-P8 (Development capacity)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	082	GIZ - General Industrial Zone	GIZ-P9 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend "...The outcomes are: 1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, and accessibility ~~comfort, dignity, and amenity~~. ... 4. Ensure adequate privacy for activities sensitive to privacy intrusion, on adjacent zones ~~the site and on adjacent sites~~. ..."	Considers that "safety and accessibility are key but are very confused as to a pedestrian's dignity. When the zone is for industrial activities it seems non-sensical for having an outcome for privacy intrusion within the zone."
Enviro NZ	323	083	GIZ - General Industrial Zone	GIZ-P10 (Urban design outcomes (other than industrial activities and research activities))	Oppose	Delete provision, apart from clause (6)	Considers that "The design outcomes proposed do not promote an industrial style setting and appear to promote non-industrial uses."
Enviro NZ	323	084	GIZ - General Industrial Zone	GIZ-R10 (Grocery stores and supermarkets)	Oppose	Amend the activity status of GIZ-R10.2 from Restricted Discretionary to Discretionary	Considers that "Grocery stores or supermarkets larger than 200m2 should be discretionary in the zone, given their ability to create reverse sensitivity effects on industrial uses due to their high visitor numbers."
Enviro NZ	323	085	GIZ - General Industrial Zone	GIZ-R11 (Food and beverage activities)	Oppose	Amend the activity status of GIZ-R11.2 from Restricted Discretionary to Discretionary	Considers that "Limiting the establishment of food and beverage over a 200m2 threshold with a discretionary activity status will ensure that suitably narrow exceptions for food and beverage activities to occur. The rule is currently too weak and will lead to cumulative effects, negating the purpose of the zone for industrial activities."
Enviro NZ	323	086	GIZ - General Industrial Zone	GIZ-R14 (Yard based retailing)	Support in part	Amend GIZ-R14.1.a "...The activity is ancillary to an industrial activity on the same site, and ~~or~~..."	Considers that "Limiting the establishment of yard-based retailing over a 200m2 threshold with a discretionary activity status will ensure that suitably narrow exceptions allow these activities to occur. The rule is currently too weak and will lead to cumulative effects, negating the purpose of the zone for industrial activities."
Enviro NZ	323	087	GIZ - General Industrial Zone	GIZ-R14 (Yard based retailing)	Support in part	Amend the activity status of GIZ-R14.2 from Restricted Discretionary to Discretionary	Considers that "Limiting the establishment of yard-based retailing over a 200m2 threshold with a discretionary activity status will ensure that suitably narrow exceptions allow these activities to occur. The rule is currently too weak and will lead to cumulative effects, negating the purpose of the zone for industrial activities."
Enviro NZ	323	088	GIZ - General Industrial Zone	GIZ-R15 (Trade supply retail activities)	Support in part	Amend GIZ-R15.1.a "...The activity is ancillary to an industrial activity on the same site, and ~~or~~..."	Considers that "Limiting the establishment of trade supply retailing over a 200m2 threshold with a discretionary activity status will ensure that suitably narrow exceptions allow these activities to occur. The rule is currently too weak and will lead to cumulative effects, negating the purpose of the zone for industrial activities"

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	089	GIZ - General Industrial Zone	GIZ-R15 (Trade supply retail activities)	Support in part	Delete clause GIZ-R15.1.c [inferred] - "... ~~The indoor part of the activity takes place in an existing building~~ ..."	Considers that "Limiting the establishment of trade supply retailing over a 200m2 threshold with a discretionary activity status will ensure that suitably narrow exceptions allow these activities to occur. The rule is currently too weak and will lead to cumulative effects, negating the purpose of the zone for industrial activities"
Enviro NZ	323	090	GIZ - General Industrial Zone	GIZ-R15 (Trade supply retail activities)	Support in part	Amend the activity status of GIZ-R15.2 from Restricted Discretionary to Discretionary	Considers that "Limiting the establishment of trade supply retailing over a 200m2 threshold with a discretionary activity status will ensure that suitably narrow exceptions allow these activities to occur. The rule is currently too weak and will lead to cumulative effects, negating the purpose of the zone for industrial activities"
Enviro NZ	323	091	GIZ - General Industrial Zone	GIZ-R17 (Other activities not otherwise provided for)	Oppose	Amend rule to remove the permitted activity arm of the rule and make it discretionary in all circumstances	Considers that "Given the number of permitted activities in the zone, the ancillary activities are too broad and open to abuse. The rule should be tightened and made discretionary to protect the intent of the zone being industrial activities."
Enviro NZ	323	092	GIZ - General Industrial Zone	GIZ-R18 (Heavy Industrial Activities)	Oppose	Amend rule "Activity status: ~~Discretionary~~ Restricted Discretionary Matters of discretion: GIZ-P3"	Considers that "The proposed General Industrial zone is one of two zones available in the City for heavy industrial activities which include waste transfer stations and resource recovery parks. These activities should be enabled if they can minimise or contain their effects. As NZ moves towards a more circular economy more waste recovery facilities are likely and their establishment should be accepted with appropriate design to best industry standards for environmental compliance."
Enviro NZ	323	093	GIZ - General Industrial Zone	GIZ-R19 (Residential activities)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
Enviro NZ	323	094	GIZ - General Industrial Zone	GIZ-R24 (Servicing)	Multiple	Submission seeks the literal relief of amending "1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or b. ~~The servicing occurs only between 7:00am and 10:00pm~~." However, the submission reasoning implies that the relief requested is "There should be no restrictions within the zone on the timing of heavy truck movement in the zone"	Considers that "There should be no restrictions within the zone on the timing of heavy truck movement in the zone. Deliveries need to be made outside these hours to meet ferry schedules for example. The submitter considers the rule is better met by compliance with the noise controls are there are options available to reduce night time noise which include electric vehicles, noise barriers, etc."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	095	GIZ - General Industrial Zone	GIZ-S4 (Overlooking - adjoining zones)	Amend	Amend "... 1. ~~Windows in buildings that overlook an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing~~. ..."	Considers that "The rule is overly broad and restrictive with a 10m setback. Nor does it allow for the type of use that the room with the window has. If a lunchroom overlooking a park, is it not reasonable for the window to remain with clear glass for worker health?"
Enviro NZ	323	096	HIZ - Heavy Industrial Zone	HIZ-P1 (Purpose of the zone)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	097	HIZ - Heavy Industrial Zone	HIZ-O2 (Activities in the zone)	Support in part	Amend "... 3. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Have a functional or operational need to locate in the Heavy Industrial Zone, and c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities"	Considers that "Any reverse sensitivity effects can impact the operation of activities intended for this zone."
Enviro NZ	323	098	HIZ - Heavy Industrial Zone	HIZ-O3 (Provision of industrial spaces)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	099	HIZ - Heavy Industrial Zone	HIZ-O4 (Planned character and planned urban built environment of the zone)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	100	HIZ - Heavy Industrial Zone	HIZ-P1 (Enabled activities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Enviro NZ	323	101	HIZ - Heavy Industrial Zone	HIZ-P2 (Residential activities and other activities sensitive to industry)	Support in part	Amend "... 2. They are ~~managed~~ designed to avoid ~~significant~~ reverse sensitivity issues for industry, including heavy industry."	Considers that "Any reverse sensitivity effects can impact the operation of activities intended for this zone."
Enviro NZ	323	102	HIZ - Heavy Industrial Zone	HIZ-P3 (Other incompatible or potentially incompatible activities)	Support in part	Amend "... 2. They are ~~managed~~ designed to avoid ~~significant~~ reverse sensitivity issues for industry, including heavy industry."	Considers that "Any reverse sensitivity effects can impact the operation of activities intended for this zone."
Enviro NZ	323	103	HIZ - Heavy Industrial Zone	HIZ-P4 (Existing activities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Enviro NZ	323	104	HIZ - Heavy Industrial Zone	HIZ-P5 (Role in network of commercial and industrial areas)	Oppose	Delete provision	Considers that "The rational for this policy is questioned, with the submitter unsure of the types of commercial activities that may come under the policy. It would likely only apply to very few commercial activities and therefore should be deleted."
Enviro NZ	323	105	HIZ - Heavy Industrial Zone	HIZ-P6 (Support of centres hierarchy)	Support in part	Amend "~~Manage~~ Restrict the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and colocation benefits of centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone."	Considers that "The emphasis of the zone needs to be on industrial and research activities and therefore restricting rather than managing is more appropriate. This will also provide a stronger support for the commercial zones."
Enviro NZ	323	106	HIZ - Heavy Industrial Zone	HIZ-P7 (Development capacity)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Sean Rush Law and Policy Ltd	324	1	SCHED6 - Sites and Areas of Significance to Māori	All SASMs	Oppose	Seeks that Sites and Areas of Significance to Māori are removed from the Proposed District Plan (inferred - refer to original submission)	SASM provisions lack legal justification, historical accuracy, and fairness. Lack of Equivalent Recognition for Early Settlers' Historic Heritage. Legal Limitations on Council Authority Under the RMA . Lack of Clear Criteria for Determining Sites of Significance to Māori. Existing Property rights impingement. Refer to original submission for full reasons
Lucas Land Surveys Limited	325	1a	Maps - Zoning / Residential	Medium Density Residential Zone - 452 Cambridge Terrace	Other/Not stated	Retain Medium Density Residential Zone for 443 Cambridge Terrace	The land as described is currently under development in stages. There are new residential buildings at the current top of the site with further buildings proposed. It should remain as medium density residential.
Lucas Land Surveys Limited	325	1b	Maps - Zoning / Residential	Large Lot Residential Zone - 443 Cambridge Terrace	Oppose	Rezone 452 Cambridge Terrace to Medium Density Residential Zone	The land as described is currently under development in stages. There are new residential buildings at the current top of the site with further buildings proposed. Large Lot Residential Zone not consistent with this use
Summerset Group Holdings Limited	326	1a	MRZ - Medium Density Residential Zone	MRZ-O1 (Purpose of the Medium Density Residential Zone)	Support	Retain objective as notified	Reflects the NPS-UD requirement regarding well-functioning urban environments in a medium and high density setting
Summerset Group Holdings Limited	326	1b	HRZ - High Density Residential Zone	HRZ-O1 (Purpose of the High Density Residential Zone)	Support	Retain objective as notified	Reflects the NPS-UD requirement regarding well-functioning urban environments in a medium and high density setting
Summerset Group Holdings Limited	326	2a	MRZ - Medium Density Residential Zone	MRZ-O2 (Activities in the Medium Density Residential Zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Summerset Group Holdings Limited	326	2b	HRZ - High Density Residential Zone	HRZ-O2 (Activities in the High Density Residential Zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	3a	MRZ - Medium Density Residential Zone	MRZ-O3 (Provision of housing)	Support	Retain objective as notified	The objectives appropriately recognise a range of housing types and responding to specific housing needs and associated demand
Summerset Group Holdings Limited	326	3b	HRZ - High Density Residential Zone	HRZ-O3 (Provision of housing)	Support	Retain objective as notified	The objectives appropriately recognise a range of housing types and responding to specific housing needs and associated demand
Summerset Group Holdings Limited	326	4a	MRZ - Medium Density Residential Zone	MRZ-O4(Planned character and planned urban built environment...)	Support	Retain objective as notified	The objectives appropriately described the outcomes sought for each zone.
Summerset Group Holdings Limited	326	4b	HRZ - High Density Residential Zone	HRZ-O4 (Planned character and planned urban built environment...)	Support	Retain objective as notified	The objectives appropriately described the outcomes sought for each zone.
Summerset Group Holdings Limited	326	5a	MRZ - Medium Density Residential Zone	MRZ-P1 (Compatible activities)	Support	Retain policy as notified	The policies appropriately recognise compatible activities within the relevant residential zones.
Summerset Group Holdings Limited	326	5b	HRZ - High Density Residential Zone	HRZ-P1 (Compatible activities)	Support	Retain policy as notified	The policies appropriately recognise compatible activities within the relevant residential zones.
Summerset Group Holdings Limited	326	6a	MRZ - Medium Density Residential Zone	MRZ-P2 (Non-residential activities)	Support in part	Retain as notified, subject to relief sought in submission point 326.19a (Refer to original submission)	Does not consider that the policy is relevant to the consideration of an application for a retirement village.
Summerset Group Holdings Limited	326	6b	HRZ - High Density Residential Zone	HRZ-P2 (Non-residential activities)	Support in part	Retain as notified, subject to reflief sought in submission point 326.19b (Refer to original submission)	Does not consider that the policy is relevant to the consideration of an application for a retirement village.
Summerset Group Holdings Limited	326	7a	MRZ - Medium Density Residential Zone	MRZ-P3 (Other activities)	Support in part	Retain as notified, subject to relief sought in submission point 326.19a (Refer to original submission)	Does not consider that the policy is relevant to the consideration of an application for a retirement village.
Summerset Group Holdings Limited	326	7b	HRZ - High Density Residential Zone	HRZ-P3 (Other activities)	Support in part	Retain as notified, subject to relief sought in submission point 326.19b (Refer to original submission)	Does not consider that the policy is relevant to the consideration of an application for a retirement village.
Summerset Group Holdings Limited	326	8a	MRZ - Medium Density Residential Zone	MRZ-P4 (Provision of housing)	Support	Retain policy as notified	The policies are supported as they support the provision of a range of housing types.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Summerset Group Holdings Limited	326	8b	HRZ - High Density Residential Zone	HRZ-P4 (Provision of housing)	Support	Retain policy as notified	The policies are supported as they support the provision of a range of housing types.
Summerset Group Holdings Limited	326	9a	MRZ - Medium Density Residential Zone	MRZ-P5 (Benefits of medium-density housing)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	9b	HRZ - High Density Residential Zone	HRZ-P5 (Benefits of sufficient housing capacity and variety)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	10a	MRZ - Medium Density Residential Zone	MRZ-P6 (Streets and open spaces)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	10b	HRZ - High Density Residential Zone	HRZ-P6 (Streets and open spaces)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	11a	MRZ - Medium Density Residential Zone	MRZ-P7 (Housing needs)	Support	Retain policy as notified	Policies are consistent with the outcomes sought for the design of retirement village
Summerset Group Holdings Limited	326	11b	HRZ - High Density Residential Zone	HRZ-P7 (Housing needs)	Support	Retain policy as notified	Policies are consistent with the outcomes sought for the design of retirement village
Summerset Group Holdings Limited	326	12a	MRZ - Medium Density Residential Zone	MRZ-P8 (High quality development)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	12b	HRZ - High Density Residential Zone	HZR-P8 (High quality development)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Summerset Group Holdings Limited	326	13a	HRZ - High Density Residential Zone	MRZ-P10 (Retirement villages)	Oppose in part	Seeks the following or equivalent changes: "Enable retirement villages in the Medium Density Residential Zone to: 1. Provide for a greater density than other forms of residential developments in the zone and enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services while managing the effects ~~of non-residential activities in~~ retirement villages on the surrounding environment, 2. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, and 3. Encourage the scale and design of the retirement village to: a. Be of a high quality and align with the planned character and planned urban built environment, and b. Where interfacing with a public street, ~~A~~achieve attractive and safe streets and public open spaces, including by providing for passive surveillance."	Supports bespoke policies for retirement villages such as that proposed. In terms of the outcomes sought for a retirement village such a policy should be a 'one stop shop'. Opposes the reference to 'non-residential' in matter (1). An addition to matter (3) is sought to clarify the applicability of the policy to an external street boundary.
Summerset Group Holdings Limited	326	13b	HRZ - High Density Residential Zone	HRZ-P10 (Retirement villages)	Oppose in part	Seeks the following or equivalent changes: "Enable retirement villages in the Medium Density Residential Zone to: 1. Provide for a greater density than other forms of residential developments in the zone and enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services while managing the effects ~~of non-residential activities in~~ retirement villages on the surrounding environment, 2. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, and 3. Encourage the scale and design of the retirement village to: a. Be of a high quality and align with the planned character and planned urban built environment, and b. Where interfacing with a public street, ~~A~~achieve attractive and safe streets and public open spaces, including by providing for passive surveillance."	Supports bespoke policies for retirement villages such as that proposed. In terms of the outcomes sought for a retirement village such a policy should be a 'one stop shop'. Opposes the reference to 'non-residential' in matter (1). An addition to matter (3) is sought to clarify the applicability of the policy to an external street boundary.
Summerset Group Holdings Limited	326	14a	MRZ - Medium Density Residential Zone	MRZ-P11 (Changing urban environment)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	14b	HRZ - High Density Residential Zone	HRZ-P11 (Changing urban environment)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Summerset Group Holdings Limited	326	15a	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Support	Retain policy as notified	If necessary, this policy would be better substituted in Rules MRZR12 and HRZ-R13 as a matter of discretion than Policies MRZ-P13 and HRZ-P13.
Summerset Group Holdings Limited	326	15b	HRZ - High Density Residential Zone	HRZ-P12 (Urban design outcomes by meeting standard or assessment)	Support	Retain policy as notified	If necessary, this policy would be better substituted in Rules MRZR12 and HRZ-R13 as a matter of discretion than Policies MRZ-P13 and HRZ-P13.
Summerset Group Holdings Limited	326	16a	MRZ - Medium Density Residential Zone	MRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 units)	Oppose in part	Retain as notified, subject to relief sought in submission point 326.19a (Refer to original submission)	Policies are referenced as relevant matters of discretion in Rules MRZ-R12 and HRZ-R13. Opposes their inclusion as they pertain to non-residential activities. Policies MRZ-P10 and HRZ-P10 are provided as a bespoke policy for retirement villages and should act, in terms of specific outcomes for a retirement village, as a 'one stop shop' for retirement village specific outcomes.
Summerset Group Holdings Limited	326	16b	HRZ - High Density Residential Zone	HRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 units)	Oppose in part	Retain as notified, subject to relief sought in submission point 326.19b (Refer to original submission)	Policies are referenced as relevant matters of discretion in Rules MRZ-R12 and HRZ-R13. Opposes their inclusion as they pertain to non-residential activities. Policies MRZ-P10 and HRZ-P10 are provided as a bespoke policy for retirement villages and should act, in terms of specific outcomes for a retirement village, as a 'one stop shop' for retirement village specific outcomes.
Summerset Group Holdings Limited	326	17a	MRZ - Medium Density Residential Zone	MRZ-P14 (Urban design outcomes (exclusions))	Support	Retain policy as notified	The policies provides for useful clarification
Summerset Group Holdings Limited	326	17b	HRZ - High Density Residential Zone	HRZ-P14 (Urban design outcomes (exclusions))	Support	Retain policy as notified	The policies provides for useful clarification
Summerset Group Holdings Limited	326	18a	MRZ - Medium Density Residential Zone	MRZ-R3 (Construction of new buildings...)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	18b	HRZ - High Density Residential Zone	HRZ-R3 (Construction of new buildings...)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Summerset Group Holdings Limited	326	19a	MRZ - Medium Density Residential Zone	MRZ-R12 (Retirement villages)	Oppose in part	Seeks the following or equivalent changes to the matters of discretion: "...5. The matters in policy MRZ-P10~~ies:~~ ~~a. MRZ-P2: Non-residential activities,~~ ~~b. MRZ-P3: Other activities,~~ ~~c. MRZ-P10: Retirement villages,~~ ~~d. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and~~ ~~e. MRZ-P14: Urban design outcomes (exclusions).~~ And, seeks the inclusion of a non-notification statement precluding both public and limited notification.	Supports the restricted discretionary activity status proposed for both rules. There is duplication across these matters of discretion and policies MRZ-P10 and HRZ-P10. Should a notification requirement arise resulting from a breach of bulk and location matters then Rules MRZ/HRZ-R3 can appropriately address that issue.
Summerset Group Holdings Limited	326	19b	HRZ - High Density Residential Zone	HRZ-R13 (Retirement villages)	Oppose in part	Seeks the following or equivalent changes to the matters of discretion: "...5. The matters in policy MRZ-P10~~ies:~~ ~~a. MRZ-P2: Non-residential activities,~~ ~~b. MRZ-P3: Other activities,~~ ~~c. MRZ-P10: Retirement villages,~~ ~~d. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and~~ ~~e. MRZ-P14: Urban design outcomes (exclusions).~~ And, seeks the inclusion of a non-notification statement precluding both public and limited notification.	Supports the restricted discretionary activity status proposed for both rules. There is duplication across these matters of discretion and policies MRZ-P10 and HRZ-P10. Should a notification requirement arise resulting from a breach of bulk and location matters then Rules MRZ/HRZ-R3 can appropriately address that issue.
Summerset Group Holdings Limited	326	20a	MRZ - Medium Density Residential Zone	MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S7, MRZ-S11	Support	Retain provisions as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	20b	HRZ - High Density Residential Zone	HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S7, HRZ-S11	Support	Retain provisions as notified	Reasons given not specific to this relief, see original submission
Summerset Group Holdings Limited	326	21a	MRZ - Medium Density Residential Zone	MRZ-S8 (Outdoor living space)	Oppose in part	Seeks that retirement villages are exempted for the Outdoor Living Space standards	Retirement villages operate a particular model of private and shared outdoor living spaces, along with indoor amenities. Standards and assessment criteria have not been designed with retirement villages in mind. Refer to original submission for full reasons.
Summerset Group Holdings Limited	326	21b	HRZ - High Density Residential Zone	HRZ-S8 (Outdoor living space)	Oppose in part	Seeks that retirement villages are exempted for the Outdoor Living Space standards	Retirement villages operate a particular model of private and shared outdoor living spaces, along with indoor amenities. Standards and assessment criteria have not been designed with retirement villages in mind. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Summerset Group Holdings Limited	326	22a	MRZ - Medium Density Residential Zone	MRZ-S9 (Outlook space)	Oppose in part	Seeks that retirement villages are exempted for the Outlook Space standards	The standard has not been designed with a retirement village model in mind.
Summerset Group Holdings Limited	326	22b	HRZ - High Density Residential Zone	HRZ-S9 (Outlook space)	Oppose in part	Seeks that retirement villages are exempted for the Outlook Space standards	The standard has not been designed with a retirement village model in mind.
Summerset Group Holdings Limited	326	23a	MRZ - Medium Density Residential Zone	MRZ-S10 (Windows to street)	Support in part	Seeks clarification that the standard applies only to a public street, and not a private road internal to a retirement village.	"Street" is not defined
Summerset Group Holdings Limited	326	23b	HRZ - High Density Residential Zone	HRZ-S10 (Windows to street)	Support in part	Seeks clarification that the standard applies only to a public street, and not a private road internal to a retirement village.	"Street" is not defined
Summerset Group Holdings Limited	326	24	Commercial and Mixed Use Zones	Whole Chapters	Support	Retain as notified (inferred - refer to original submission)	Supports the provision for retirement villages within the Commercial and Mixed Use Zones.
Summerset Group Holdings Limited	326	25	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that the following is considered in relation to the Flood Hazard Overlay: -The appropriate threshold for High Flood Hazard and whether the adopted approach is too conservative - Whether mapping of small, isolated areas of High Flood Hazard Area is appropriate within larger areas of Low and Medium Flood Hazard relative to the costs of identifying a High Flood Hazard Area.	Opposes the identification of small isolated areas of High Flood Hazard Areas on the land recently rezoned to residential zoning through Plan Change 54. The methodology to identify these areas may be overly conservative and has costs that outweigh the benefits, will impact on development potential, and the effects of the potential flood hazard in such small areas can be otherwise avoided or mitigated.
Summerset Group Holdings Limited	326	26a	NH - Natural Hazards	NH1-O1, NH-P2, NH-P9	Oppose in part	Seeks amendments to provide for an appropriate consenting pathway for areas where small isolated pockets of High Flood Hazard are located interspersed among larger areas of Low and Medium Flood Hazard.	Objectives and policies are framed in avoid terms In areas where small pockets of High Flood Hazard are located within larger areas of Low and Medium Hazard, the impact of the High Flood Hazard are disproportionate.
Summerset Group Holdings Limited	326	26b	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 33 Military Road	Oppose in part	Remove High Flood Hazard Overlay from the site identified in Plan Change 54 (as an alternative to the relief sought in submission point 326.26a)	Refer to reasons given in submission point 326.26a
Natural Hazards Commission Toka Tū Ake	327	001	NH - Natural Hazards	Identification of risks	Multiple	Seeks that "Natural hazard risk [is] assessed on a multi-hazard basis, over multiple timeframes, to at least 50, or preferably 100, years into the future, and using multiple climate change scenarios", inferred as partial support and partial opposition to risks identified in proposed plan.	See original submission (p1-6)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	002	CE - Coastal Environment (Hazards)	Identification of risks	Multiple	Seeks that "Natural hazard risk [is] assessed on a multi-hazard basis, over multiple timeframes, to at least 50, or preferably 100, years into the future, and using multiple climate change scenarios", inferred as partial support and partial opposition to risks identified in proposed plan.	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	003	NH - Natural Hazards	Whole chapter	Multiple	Seeks that "Risks are mitigated to tolerable levels for the community and council.", inferred as partial support and partial opposition to approach in chapter	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	004	CE - Coastal Environment (Hazards)	Whole chapter	Multiple	Seeks that "Risks are mitigated to tolerable levels for the community and council.", inferred as partial support and partial opposition to approach in chapter	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	005	NH - Natural Hazards	Whole chapter	Multiple	Seeks that "New developments do not create any new or further risks for neighbouring suburbs – now, or in the future.", inferred as partial support and partial opposition to approach in chapter	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	006	CE - Coastal Environment (Hazards)	Whole chapter	Multiple	Seeks that "New developments do not create any new or further risks for neighbouring suburbs – now, or in the future.", inferred as partial support and partial opposition to approach in chapter	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	007	NH - Natural Hazards	Whole chapter	Multiple	Seeks that "There is a plan for managing any residual risks after mitigation." and "policies and rules are included in the Proposed Plan to manage unaccptable levels of residual risk", inferred as opposition to approach in chapter and seeking new provisions, example provisions discussed in original submission	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	008	CE - Coastal Environment (Hazards)	Whole chapter	Multiple	Seeks that "There is a plan for managing any residual risks after mitigation." and "policies and rules are included in the Proposed Plan to manage unaccptable levels of residual risk", inferred as opposition to approach in chapter and seeking new provisions, example provisions discussed in original submission	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	009	NH - Natural Hazards	Whole chapter	Multiple	Seeks that "'Status quo' of risk and risk tolerance are acceptable where long-term decisions are being made. E.g., an existing community being flood-, liquefaction-, or tsunami-prone is not justification for a new development having the same risks.", inferred as partial support and partial opposition to approach in chapter	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	010	CE - Coastal Environment (Hazards)	Whole chapter	Multiple	Seeks that "'Status quo' of risk and risk tolerance are acceptable where long-term decisions are being made. E.g., an existing community being flood-, liquefaction-, or tsunami-prone is not justification for a new development having the same risks.", inferred as partial support and partial opposition to approach in chapter	See original submission (p1-6)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	011	Maps - Natural and Coastal Hazard Overlays	All overlays	Other/Not stated	Seeks to ensure that mapping will "ensure that development can continue in the least hazardous areas and restrict development where it cannot be sustainable in the long term, and/or the consequences are far too great to be acceptable."	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	013	Maps - Natural and Coastal Hazard Overlays	All natural hazards overlays	Other/Not stated	Unclear relief but reasoning implies at least partial support	See original submission (p2-3)
Natural Hazards Commission Toka Tū Ake	327	014	Maps - Natural and Coastal Hazard Overlays	New precinct (multi-zone): "Petone Natural Hazards Precinct"	Oppose (requesting new provision)	Add a new Petone Natural Hazards Precinct: "The proposed spatial extent ranges from the railway line to the coast in the south, encompassing areas with the highest cumulative hazards, including fault rupture, liquefaction, tsunami, flood, and coastal inundation"	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	015	Part 3 - Area-Specific Matters	New precinct (multi-zone): "Petone Natural Hazards Precinct"	Oppose (requesting new provision)	Add a new Petone Natural Hazards Precinct "to manage cumulative hazards and risks" based on the approach in the Hazardous Substances chapter (see original submission for details, including example provisions)	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	016	NH - Natural Hazards	New precinct (multi-zone): "Petone Natural Hazards Precinct"	Oppose (requesting new provision)	Add a new Petone Natural Hazards Precinct "to manage cumulative hazards and risks" based on the approach in the Hazardous Substances chapter (see original submission for details, including example provisions)	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	017	CE - Coastal Environment (Hazards)	New precinct (multi-zone): "Petone Natural Hazards Precinct"	Oppose (requesting new provision)	Add a new Petone Natural Hazards Precinct "to manage cumulative hazards and risks" based on the approach in the Hazardous Substances chapter (see original submission for details, including example provisions)	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	018	NH - Natural Hazards	Whole chapter	Oppose (requesting new provision)	Seeks that policies and rules are included in the Proposed Plan to manage unacceptable levels of residual risk	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	019	CE - Coastal Environment (Hazards)	Whole chapter	Oppose (requesting new provision)	Seeks that policies and rules are included in the Proposed Plan to manage unacceptable levels of residual risk	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	020	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Other/Not stated	Delete provision and deal with issue in a new Petone Natural Hazards Precinct [inferred, conditional, see original submission for details (p4)]	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	021	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Other/Not stated	Delete provision and deal with issue in a new Petone Natural Hazards Precinct [inferred, conditional, see original submission for details (p4)]	See original submission (p1-6)
Natural Hazards Commission Toka Tū Ake	327	022	Definitions	New definition - "cumulative natural hazards"	Oppose (requesting new provision)	Add a definition for "Cumulative natural hazards" as "Where two or more unrelated natural hazard events have the potential to affect human life and/or property"	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	023	Definitions	New definition - "freeboard"	Oppose (requesting new provision)	Add a definition for "Freeboard" as "In setting floor levels, freeboard incorporates the following factors: • Uncertainties in estimates of flood levels; • Differences in water levels across the floodplain because of "local factors" not included in hydraulic models; • The cumulative effect of subsequent infill development; • Increases in water level as a result of wave action – waves can be wind-induced (across fetches of open water) and wave-induced (powerboats and vehicles moving through flooded areas); • Increases in water level as a result of debris effects and gravel build up in the riverbed."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	024	Definitions	New definition - "minimise"	Oppose (requesting new provision)	Add a definition for "minimise" as "The duty to take all reasonable steps to reduce the adverse effects of natural hazards on future activities."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	025	Definitions	New definition - either "reduce" or "risk reduction"	Multiple	Add a definition for either "reduce" or "risk reduction" as "In relation to the Natural Hazards chapter, prevent new and reducing existing risks, and manage residual risks."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	026	Definitions	New definition - "residual risk"	Amend	Amend to include the following as a part of the definition " ... In relation to the Natural Hazards chapter, the risk that remains after risk(s) treatment has been applied to reduce the potential consequence(s)."	Consistency with Policy 51 in Proposed Regional Policy Statement Change 1, there is considerable residual risk, risk of breaches in stopbanks, reflection of the National Disaster Resilience Strategy 2019, see original submission for reference
Natural Hazards Commission Toka Tū Ake	327	027	NH - Natural Hazards	Introduction	Amend	Under "Natural Hazard Overlays", amend "... Each of these natural hazards is assigned a Hazard Ranking, based on the future risk associated with the hazard and likely development. ..."	Considers that "With the likely impacts from climate change well understood, we recommend clarifying whether this ranking is based on current or future risks. If based on current risk, then any required risk assessments need to include future development and climate change scenarios."
Natural Hazards Commission Toka Tū Ake	327	028	NH - Natural Hazards	Introduction	Amend	Amend to clarify that wildfire is not currently managed through other statutory instruments of processes.	Considers that "Wildfire is not specifically managed by the Building Act 2004 (which addresses fire safety requirements of buildings but not from wildfire), Civil Defence Emergency Management Act, Local Government Act 2002 or the Fire and Emergency New Zealand Act 2017. With the Hutt's steep, bush-clad hills, and projections of climate change, dry periods are expected to increase, which will increase the risk of wildfire. While we acknowledge that wildfire appears to be out of scope for this plan review, it is a risk that the district plan can contribute to managing. This will need to be considered in the future."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	029	NH - Natural Hazards	Introduction	Multiple	Seeks to either: "Classify Liquefaction Hazard Area as a Medium hazard. Or, Classify areas of the Liquefaction Hazard Area which are designated 'high liquefaction susceptibility' in the 2018 GNS Science report Liquefaction hazard in the Wellington Region as a Medium hazard."	Considers that "While liquefaction does not generally pose risk to life safety, it is extremely damaging to the built environment. NHC analysis of insurance claims from the Canterbury Earthquake Sequence shows that while liquefaction damage claims only accounted for approximately 15% of all claims, they accounted for approximately 55% of the total losses. This means that while fewer properties were affected by liquefaction than ground shaking alone, they suffered significant damage where it was present. Tonkin + Taylor's 2022 analysis for NHC indicates that avoiding development in areas prone to liquefaction, such as Petone, would significantly reduce earthquake damage and costs in Lower Hutt. We recommend the Council ensure the liquefaction policies are consistent with the MBIE/MfE liquefaction guidance", see original submission for reference
Natural Hazards Commission Toka Tū Ake	327	030	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	031	NH - Natural Hazards	NH-O2 (Risk from Natural Hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays)	Amend	Amend "Subdivision, use and development within the Low Natural Hazard Overlays and Medium Natural Hazard Overlays minimise the risk from natural hazards to people, buildings and infrastructure to as low as reasonably practicable."	Considers this would "ensure that natural hazard mitigation efforts are completed to a consistent and robust standard"
Natural Hazards Commission Toka Tū Ake	327	032	NH - Natural Hazards	NH-O3 (Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay)	Amend	Amend "Provide for subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone while also ensuring development and use in this area minimises the risk from flood hazards to people, buildings and infrastructure to as low as reasonably practicable."	Considers this would "ensure that natural hazard mitigation efforts are completed to a consistent and robust standard"
Natural Hazards Commission Toka Tū Ake	327	033	NH - Natural Hazards	NH-O4 (Planned Natural Hazard Mitigation Works)	Amend	Amend "Risk to people, buildings and infrastructure from flood hazards is reduced through ~~mitigation works~~: 1. Mitigation works where appropriate and practicable; and 2. The management of residual risks."	Considers that "Residual risk is an important consideration when planning flood mitigation works, particularly given that Hutt City is dependent on these works to protect large parts of the city. Residual risks need to be assessed and managed in case the mitigation works fail."
Natural Hazards Commission Toka Tū Ake	327	034	NH - Natural Hazards	NH-O5 (Natural Systems and Features)	Support	Retain as notified	Considers that the approach "is particularly appropriate for flood hazard, as MfE's 2010 guidance document Preparing For Future Flooding recommends the use of soft engineering and natural features to reduce flooding risk.", see original submission for reference

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	035	NH - Natural Hazards	NH-P1 (Risk-Based Approach)	Support	Retain as notified	Considers that "Retaining the useability of critical infrastructure and the liveability of dwellings is a crucial component in swifter and less costly response and recovery in the wake of a natural hazard event."
Natural Hazards Commission Toka Tū Ake	327	036	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	037	NH - Natural Hazards	NH-P3 (Natural systems and features)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	038	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	039	NH - Natural Hazards	NH-P5 (Green infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	040	NH - Natural Hazards	NH-P6 (Additions to existing buildings and structures within the Fault Location Area)	Multiple	Amend as "Additions to existing buildings in the Fault Location Area are managed as follows: ... 2. Provide for additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained, uncertain constrained, well-defined or well-defined extension areas where: a. They are located more than 20m from the edge of the fault deformation zone, ~~or~~ b. Mitigation measures are incorporated into the building to maintain life safety of the occupants and the structural integrity of the building in the event of fault rupture. c. Additions are for non-habitable rooms", and/or conditional alternative relief, see original submission	Considers that "Extensions should be limited to non-habitable rooms, i.e., not additional bedrooms, to limit the life safety risk. It is unclear if Policy 2b is requiring additions to be retrofitted to above the requirements of the Building Act, Code and Loading Standards, or if they are ultra vires with the Building Act."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	041	NH - Natural Hazards	NH-P7 (Subdivision, use and development within the Fault Location Area)	Multiple	Seeks to "Check if Policy 2b and Policy 3c are ultra vires with the Building Act requirements, OR amend to clarify that above Building Code compliance and/or non-structural mitigation is required." or alternatively amend "New subdivision, use and development within the Fault Location Area are managed as follows: ... 2. Provide for new allotments, new buildings and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained and uncertain constrained areas of the Fault Location Area where: a. The new building platforms, new buildings or conversions are located more than 20m from the edge of the fault deformation zone, ~~or~~ ... 3. Avoid new allotments, new buildings and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well-defined extension areas of the Fault Location Area unless: ... ~~c. If locating the activity more than 20m from the edge of the deformation zone is not a practicable option but there is no operational or functional need to locate within the well-defined or welldefined extension areas of the Fault Location Area; mitigation measures are incorporated into the building to not increase risk to life of the occupants and the structural integrity of the building in~~	Legality of provisions given Building Act, clarity, other reasons not specific to this relief, see original submission.
Natural Hazards Commission Toka Tū Ake	327	042	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Amend	Amend "Additions to existing buildings and structures in the Flood Hazard Overlays are managed as follows: 1. Allow for additions to existing buildings and structures for activities least sensitive to natural hazards in the Low and Medium Flood Hazard Overlays and a. The conveyancing of flood waters through the Low and Medium Flood Hazard Overlay is still able to occur unimpeded and is not diverted onto adjacent properties ... "5. People have access to safe evacuation routes in the event of a 1% Annual Exceedance Probability Flood event." [inferred]	Consistency with other policies
Natural Hazards Commission Toka Tū Ake	327	043	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	044	NH - Natural Hazards	NH-P10 (Residential Apartments in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Amend	Amend "Provide for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where: ... 6. People have access to safe evacuation routes in the event of a 1% Annual Exceedance Probability Flood event."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	045	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Amend	Amend " ... 3. Provide for new building platforms, new buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards (with the exception of child care services, retirement villages, educational facilities, hospitals, emergency service facilities and health care facilities) within the Liquefaction Hazard Overlay, where: a. Foundations are designed by a certified engineer to prevent liquefaction induced deformation of the building, ..."	Considers that MBIE/MfE guidelines for liquefaction should be followed, see original submission for reference
Natural Hazards Commission Toka Tū Ake	327	046	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	047	NH - Natural Hazards	NH-R2 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area)	Amend	Amend "Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area All Zones 1. Activity status: Permitted Where: a. The additions do not increase the Gross Floor Area by more than 25m., and b. The additions are located at least 20m away from the Fault; and c. The additions are not habitable areas. ..."	Considers that "When an active fault ruptures, in addition to ground shaking, the land either side of the fault can move sideways, or up and down. Both movements can destroy buildings, but if they are located away from the fault, the damage may be able to be repaired, and life safety can be increased. Limiting additions to non-habitable areas retains the status quo for life safety. We recommend the Ministry for the Environment Active Fault Guidelines are considered in reviewing these rules.", see original submission for reference
Natural Hazards Commission Toka Tū Ake	327	048	NH - Natural Hazards	NH-R3 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well-defined extension areas of the Fault Location Area)	Multiple	Seeks to "Check if the matters of discretion (3.) are ultra vires with the Building Act 2004 requirements OR amend to clarify that above Building Code compliance and/or non-structural mitigation is required." or alternatively amend "... Matters of discretion are restricted to: ... 4. The relevant matters in NH-P6: Additions to existing buildings and structures within the Fault Location Area (with requested amendments)." *[HCC note - this is the exact wording requested by submitter]*	Legality of provisions given Building Act, clarity, other reasons not specific to this relief, see original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	049	NH - Natural Hazards	NH-R5 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area)	Multiple	Seeks a variety of different conditional decisions by Council, including making the rule Restricted Discretionary in all cases and removing matters of discretion. See original submission (pp23-24) for details.	Legality of provisions given Building Act, clarity, other reasons not specific to this relief, see original submission.
Natural Hazards Commission Toka Tū Ake	327	050	NH - Natural Hazards	NH-R6 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well defined extension areas of the Fault Location Area)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	051	NH - Natural Hazards	NH-R7 (Additions to existing buildings and structures for activities least sensitive to natural hazards in the Flood Hazard Overlays)	Support in part	Amend "1. Activity status: Permitted where: Compliance is achieved with relevant matters in NH-P8."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	052	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Support in part	Seeks to "Retain as written, with the recommended changes made to NH-P8. Include the appropriate freeboard requirement for a 1% AEP flood in the District Plan. NHC suggest 0.5m for residential activities and 0.3m for commercial, in line with other territorial authorities."	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	053	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Multiple	Seeks the following activity statuses for activities: " 1. Controlled status for activities potentially sensitive to natural hazards. 2. Restricted discretionary status for activities potentially sensitive to natural hazards. 3. Discretionary status for activities most sensitive. We also recommend that flood resistant design is encouraged to reduce the impacts from flooding and allow a faster recovery following an event." and also seeks to amend provision "General Industrial Zone in Seaview, Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone, Seaview Marina Zone 1. Activity status: Permitted Where: a. The gross floor area of the addition is no more than 200m, ~~and~~ b. The addition does not result in the in the establishment of a residential activity on the ground floor of the building., and c. Flood resistant design is incorporated into additions where practicable."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	054	NH - Natural Hazards	NH-R10 (New buildings and structures and the Conversion of Existing Buildings for activities least sensitive to natural hazards within the Low Flood Hazard Overlay)	Amend	Amend "All Zones 1. Activity status: Permitted where: Compliance is achieved with relevant matters in NH-P9."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	055	NH - Natural Hazards	NH-R11 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support in part	Retain as notified [conditional, see original submission]	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	056	NH - Natural Hazards	NH-R12 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Low Flood Hazard Overlay)	Amend	Seeks to "Include the appropriate freeboard requirement for a 1% AEP flood in the District Plan. NHC suggests 0.5m for residential activities and 0.3m for commercial, in line with other territorial authorities" and amend "1. Activity status: Permitted Where: a. The finished floor levels of the building are located above the 1% Flood Annual Exceedance Probability level, plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard. b. The relevant matters in NH-P9: Subdivision, Use and Development in the Flood Hazard Overlays."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	057	NH - Natural Hazards	NH-R13 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay	Amend	Amend "1. Activity status: Permitted Where: a. The gross floor area of the new building or conversion is no more than 200m, and b. The new building or conversion does not result in the establishment of a residential activity on the ground floor of the building, and c. The new building or conversion meets the matters in NH-P9."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	058	NH - Natural Hazards	NH-R14 (Additions to existing buildings and structures for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Amend	Amend "1. Activity status: Permitted Where: a. Meets the matters in NH-P11(4)."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	059	NH - Natural Hazards	NH-R16 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay)	Amend	Amend "1. Activity status: Permitted Where: a. Meets the matters in NH-P11"	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	060	NH - Natural Hazards	NH-R17 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	061	SUB - Subdivision	SUB-O2 (Subdivision design)	Amend	Amend "Subdivision results in development patterns and allotments that: ... 5. ~~Manages~~ Avoids or mitigates the risk from natural hazards to as low as reasonably practicable.	Considers that "Avoidance can be a key strategy within a subdivision. This needs to be an explicit option in addition to 'mitigate' or 'mitigation'."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	062	SUB - Subdivision	SUB-P9 (Subdivision for infrastructure)	Amend	Amend "Control the creation of allotments for the purposes of infrastructure to ensure that: ... 4. Infrastructure is resilient to natural hazards and climate change."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	063	SUB - Subdivision	SUB-P10 (Subdivision in residential zones)	Amend	Amend "Provide for subdivision in residential zones where: 1. The subdivision enables flexibility, innovation, and choice for future development, and 2. Allotments are of a size, shape, and orientation that is compatible with the nature, scale, and intensity anticipated for the underlying zone, and 3. Subdivisions are resilient to natural hazards and climate change."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	064	SUB - Subdivision	SUB-P22 (Subdivision of land in natural hazard risk areas)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	065	SUB - Subdivision	SUB-P22 (Subdivision of land in natural hazard risk areas)	Other/Not stated	Seeks that "guidance is developed to ascertain what likelihood and consequence is deemed to require a more restrictive risk-based approach. This will aid the implementation of the policy and rules for both the Council and applicants."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	066	SUB - Subdivision	SUB-R12 (Subdivision within the Fault Location Area)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	067	SUB - Subdivision	SUB-R13 (Subdivision within the Liquefaction Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	068	SUB - Subdivision	SUB-R14 (Subdivision within the Low Flood Hazard Overlay)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	069	SUB - Subdivision	SUB-R15 (Subdivision within the Medium Flood Hazard Overlay)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	070	SUB - Subdivision	SUB-R16 (Subdivision within the High Flood Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	071	SUB - Subdivision	SUB-R17 (Subdivision within the Low Tsunami Hazard Overlay)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission

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Natural Hazards Commission Toka Tū Ake	327	072	SUB - Subdivision	SUB-R18 (Subdivision within the Medium Coastal Inundation Hazard Overlay and Medium Tsunami Hazard Overlay)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	073	SUB - Subdivision	SUB-R19 (Subdivision within the High Coastal Inundation Hazard Overlay or High Tsunami Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	074	SUB - Subdivision	SUB-R20 (Subdivision within the Slope Assessment Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	075	HS - Hazardous Substances	HS-P1 (Location of hazardous facilities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	076	HS - Hazardous Substances	HS-R2 (New significant hazardous facilities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	077	EW - Earthworks	EW-O1 (Earthworks)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	078	EW - Earthworks	EW-P1 (Minor earthworks)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	079	EW - Earthworks	EW-P2 (Appropriate earthworks)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	080	EW - Earthworks	EW-P5 (Earthworks associated with Natural Hazard Mitigation Works)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	081	EW - Earthworks	EW-P6 (Earthworks within Flood Hazard Overlays)	Amend	Amend "Provide for earthworks in Flood Hazard Overlays where ~~any increase in~~ flooding risk for neighbouring properties is ~~minimised when compared to the existing situation~~ reduced or not increased by: ... "	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	082	EW - Earthworks	EW-P7 (Earthworks on slopes)	Amend	Amend "On slopes greater than 34 degrees, where the 34 degree slope angle is sustained over a distance of at least 3m, measured horizontally, provide for earthworks where a geotechnical assessment confirms that: 1. The proposed earthworks will ~~minimise~~ reduce or not increase the risk from slope instability to people and buildings, and 2. The proposed earthworks will reduce or not increase the risk of slope failure on adjacent sites"	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	083	EW - Earthworks	EW-P8 (Earthworks in the Slope Assessment Overlay)	Amend	Amend "Provide for earthworks in the Slope Assessment Overlay, where a geotechnical assessment confirms that: 1. The earthworks will ~~minimise~~ reduce or not increase the risk from slope instability to people and buildings, and 2. The earthworks will reduce or not increase the risk of slope failure on adjacent sites."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	084	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Amend	Amend "1. Activity status: Permitted Where: a. The risk from flooding is not increased in adjacent properties; and either b. ~~a~~. The earthworks are located within the low hazard area of the Flood Hazard Overlay, or c. ~~b~~. The earthworks are located within a medium hazard area, or high hazard area of the Flood Hazard Overlay and, the finished ground level upon the completion of the earthworks are the same as the natural ground level at the start of the earthworks."	Considers that "Residual risk and risk of flooding to other properties needs to be managed"
Natural Hazards Commission Toka Tū Ake	327	085	EW - Earthworks	EW-R7 (Earthworks on community scale natural hazard mitigation structures)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	086	EW - Earthworks	EW-R8 (Earthworks for a building platform in the Slope Assessment Overlay)	Support in part	Retain as notified [conditional, see original submission]	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	087	EW - Earthworks	EW-S1 (Area of earthworks)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	088	EW - Earthworks	EW-S3 (Existing slope angle, where outside the Slope Assessment Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	089	CE - Coastal Environment (Hazards)	Introduction - Coastal Hazards	Support in part	Retain the table of coastal hazard overlays and rankings as notified [inferred]	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	090	CE - Coastal Environment (Hazards)	Introduction - Coastal Hazards	Amend	Seeks to "Amend the Coastal Hazard Overlay – respective ranking and the 'overlays' section, so probabilities are communicated consistently. We recommend: - All probabilities are communicated as AEPs, OR - All probabilities are communicated in the format 1:XXX, OR - All probabilities are communicated as AEPs and in the format 1:XXX."	Potential to cause confusion
Natural Hazards Commission Toka Tū Ake	327	091	CE - Coastal Environment (Hazards)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	092	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Amend	Amend "Subdivision, use and development within the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay minimise the risk from natural hazards to people, buildings and infrastructure to as low as reasonably practicable."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	093	CE - Coastal Environment (Hazards)	CE-O5 (Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area)	Amend	Amend "Provide for subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone while also ensuring development and use in this area minimises the risk from coastal hazards to people, buildings and infrastructure to as low as reasonably practicable."	Reasons given are in connection to other submission points in submission, see original submission
Natural Hazards Commission Toka Tū Ake	327	094	CE - Coastal Environment (Hazards)	CE-O6 (Measures to reduce damage from sea level rise, coastal inundation and coastal erosion)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	095	CE - Coastal Environment (Hazards)	CE-O7 (Natural Systems and Features)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	096	CE - Coastal Environment (Hazards)	CE-P8 (Risk-Based Approach)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	097	CE - Coastal Environment (Hazards)	CE-P9 (Levels of Risk)	Amend	Amend " ... 2. Within the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone, recognise the regional importance of these areas, while ensuring that subdivision, use, or development located in these area minimises the risk from coastal hazards in the Medium and High Coastal Hazard Overlays to people, buildings, and infrastructure to as low as reasonably practicable. 3. Requiring subdivision, use, or development to minimise the risk to development from coastal hazards to people, buildings and infrastructure in the Low and Medium Coastal Hazard Overlays to as low as reasonably practicable; and ..."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	098	CE - Coastal Environment (Hazards)	CE-P10 (Natural systems and features)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	099	CE - Coastal Environment (Hazards)	CE-P11 (Coastal hazard mitigation works)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	100	CE - Coastal Environment (Hazards)	CE-P12 (Coastal hazard mitigation works involving green infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	101	CE - Coastal Environment (Hazards)	CE-P13 (Hard engineering coastal hazards mitigation works)	Support in part	Amend "Only allow for hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where: ... 6. Relevant matters to consider when assessing the environmental and social costs of permitting hard protection structures to protect private property include assessments of: a. the short- and long-term direct and indirect costs from the proposed hard protection structure, b. the impacts of sea-level rise and other climate change effects, and how long the proposed hard protection structure would be viable, c. the likelihood that more development (or development intensification) will be undertaken that relies on the hard protection structures over the long term; and d. the impacts on communities (including future costs and liabilities for councils) associated with: i. any future abandonment of hard protection structures (particularly where constructed on public land); and ii. assistance to (and compensation actions by) private property owners in the event of failure of the hard protection structures and damage to private property."	Considers that "There is a risk that allowing hard protection works for private property will set an expectation for these works, when other options may be available at a community scale (i.e., beyond the individual property scale). We recommend the New Zealand Coastal Policy Statement 2010 (NZCPS) 16 is reviewed and applied where relevant, particularly Policy 25(e) to discourage hard protection structures and promote the use of alternatives to them, including natural defences; and Policy 27 - Strategies for protecting significant existing development from coastal hazard risk. We recommend that an additional clause is added to this policy, like those outlined on p. 70 of the NZCPS guidance (Policy 27(1)(d)), to make clear what the assessment matters should include. This is consistent with the approach taken for policies elsewhere in the Proposed Plan."
Natural Hazards Commission Toka Tū Ake	327	102	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Amend	Seeks considerable amendments throughout this policy, see original submission (pp40-42) for details.	Considers that "It is unclear what a 'limited size' of an addition is, therefore we recommend that, like NH-R2, additions do not increase the Gross Floor Area by more than 25m2. We support the intent of Policy 3d, 4d and 5b, as evacuation is a key mechanism to save lives in a tsunami. However, as detailed in our introduction, local source tsunami may arrive within 4-15 minutes, not within 30 minutes. We recommend Policy 3d is removed, as it sets an expectation that 30 minutes is enough time to evacuate, which is incorrect. Storm surge should be included in the renumbered 3d, as in addition to sea level rise, storm surge can also result in coastal inundation."
Natural Hazards Commission Toka Tū Ake	327	103	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Amend	Seeks considerable amendments throughout this policy, see original submission (pp42-45) for details.	Consistency with other policies, risk should be as low as reasonably practicable, evacuation key to saving lives in tsunami, tsunamis may arrive sooner than 30 minutes. See original submission for full reasons.
Natural Hazards Commission Toka Tū Ake	327	104	NH - Natural Hazards	In new precinct (multi-zone): "Petone Natural Hazards Precinct", add new objective	Oppose (requesting new provision)	Add new objective "Management of cumulative natural hazard risks and residual risk: The cumulative risks from natural hazards on people and communities are managed to acceptable levels."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Natural Hazards Commission Toka Tū Ake	327	105	NH - Natural Hazards	In new precinct (multi-zone): "Petone Natural Hazards Precinct", add new objective	Oppose (requesting new provision)	Add new objective "Avoid areas exposed to unacceptable residual risk from cumulative natural hazards"	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	106	NH - Natural Hazards	In new precinct (multi-zone): "Petone Natural Hazards Precinct", add new policy	Oppose (requesting new provision)	Add new policy "Location of activities sensitive to natural hazards: Require activities sensitive to natural hazards to assess the combined consequences of the cumulative natural hazards and residual risks to: 1. Avoid new activities sensitive to cumulative natural hazard risks locating in areas exposed to unacceptable risks from the cumulative natural hazards."	Reasons given not specific to this relief, see original submission
Natural Hazards Commission Toka Tū Ake	327	107	NH - Natural Hazards	In new precinct (multi-zone): "Petone Natural Hazards Precinct", add new policy	Oppose (requesting new provision)	Add new policy "Identify areas of unacceptable residual risk: Identify areas exposed to unacceptable residual risk from existing cumulative natural hazards."	Reasons given not specific to this relief, see original submission
Jodie Govind	328	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Jodie Govind	328	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Allied Petroleum Limited	329	1	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose	Seeks that "2-4 Waione Street and other Waione Street properties north of the western end of Marine Parade up to Kirkcaldy Street" are removed from the ""Site and Area of Significance for Māori – Hikoikoi Pā"	Historic evidence would suggest that 2-4 Waione Street is not located on or near the historic Hikoikoi Pā site.
Allied Petroleum Limited	329	2	SASM - Sites and Areas of Significance to Māori	Objectives, Policies and Rules	Oppose	Seeks that all private property is removed from inclusion in the Sites and Areas of Significance to Māori OR All private land identified for inclusion in a Site or Area of Significance to Māori, is allocated "to a new category (3P) that has the same rules as Category 3 except Tangata whenua are not recognised as having 'self-determination' over SASMs in that category."	Private property rights and democratic governance are not being respected by what is proposed
Carol Lough	330	1	Maps - Zoning / Residential	All of the Medium Density Residential Zones in Eastbourne and the Bays	Oppose	Seeks that all the medium density residential zones in Eastbourne and the Bays to be removed from the District Plan.	Demand on water infrastructure Increased use of the limited access route Limited access of emergency services (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Go Architecture Ltd	331	1	Definitions	Building footprint	Support in part	Amend the definition to include the following exclusion: "This excludes up to 0.6m of eaves measured from the outside edge of the spouting."	The definition of a building footprint includes the area of all eaves. This is a different way of measuring the footprint than the historical norm (Pre MDRS). Encourages poor design in regards to the protection from weather that is afforded by eaves, leading to buildings that are leaky or overheat. Results in more restrictive coverage provisions compared to operative provisions. Refer to submission for full reasons
Go Architecture Ltd	331	2	Definitions	Earthworks	Support in part	Seeks amendments to make clear what works related to gardening require resource consent (i.e., raised garden beds, garden retaining walls). (Refer to original submission)	The definition is not clear enough particularly in defining the difference between 'gardening' and other earthworks.
Go Architecture Ltd	331	3	Definitions	Minor earthworks	Support in part	Seeks definition is amended to include gardening and garden beds (e.g. raised garden beds of up to 500mm in height, with no alteration to the underlying ground)	Reasons given not specific to this relief, see original submission
Go Architecture Ltd	331	4	THW - Three Waters	Whole Chapter	Support in part	Seeks amendments so that references in provisions to external documents, include the following: ", or in accordance with any approved methods that may be added in subsequent revisions of these documents."	Provisions refer to current versions of documents produced by Greater Wellington Regional Council and Wellington Water. These may be updated with new methods. Should not apply if updates place further restrictions than the baseline rules. Refer to submission for full reasons
Go Architecture Ltd	331	5	TR - Transport	Table 4: Design requirements for driveways	Support in part	Amend to correct typo in the "Seal" row; change "there" to "where"	Error in table
Go Architecture Ltd	331	6	TR - Transport	Table 5: Design requirements for motor vehicle parking	Support in part	Seeks amendments to replace parking requirements with a reference to NZS 2890.1, or list it and specify that the requirements in the table match the standard.	NZS 2890.1 is an existing standard which provides clear requirements for driveways and parking bays. Designers need to comply with the standard as well as District Plan, two sets of requirements duplicates work and risk of error, and adds unnecessary cost and complexity to design.
Go Architecture Ltd	331	7	NH - Natural Hazards	Introduction	Support in part	Seeks amendments to table identifying ranking of natural hazards to ensure terms used to describe flood hazards align with those used in maps, and are used consistently	Terms used in table include "stream corridor" as high, "overland flow path" as medium and "inundation area" as low. Further on in chapter, and within maps, it just refers to high, medium or low flood hazards. Refer to submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Go Architecture Ltd	331	8	NH - Natural Hazards	NH-P6 (Additions to existing buildings and structures within the Fault Location Area)	Support in part	Seeks the following amendment to clause 2 of the policy, or similar relief: "2. Provide for additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained, uncertain constrained, well-defined or well-defined extension areas where: a. They ~~are located more than 20m from the edge of the fault deformation zone, or~~ do not increase the risk to the occupants over the existing situation. ~~b. Mitigation measures are incorporated into the building to maintain life safety of the occupants and the structural integrity of the building in the event of fault rupture.~~"	NH-P6 is at odds with NH-R2 which allows for 25sqm to be added, with no mention of the 20m requirement. The suggested relief appears to be the approach for the coastal hazards and could equally be applied here.
Go Architecture Ltd	331	9	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support in part	Seeks the following replacement wording: **All zones:** "1. Activity status permitted Where: a. The gross floor area of the addition is no more than 30sqm and b. The addition does not result in the establishment of a new residential activity on the ground floor or create additional bedrooms on the ground floor." or, adopt the same approach as Coastal Hazards provision CE-R10.1b	Should enable people (as permitted) to make alterations to existing dwellings with limits to ensure that the existing risks are not increased. Refer to submission for full reasons.
Go Architecture Ltd	331	10	SUB - Subdivision	Whole chapter	Support in part	Seeks amendments so that references in provisions to external documents, include the following: ", or in accordance with any approved methods that may be added in subsequent revisions of these documents."	Provisions refer to current versions of documents produced by Greater Wellington Regional Council and Wellington Water. These may be updated with new methods. Should not apply if updates place further restrictions than the baseline rules. Refer to submission for full reasons
Go Architecture Ltd	331	11	EW - Earthworks	EW-P7 (Earthworks on slopes)	Support	Retain policy as notified (inferred)	This is a good effective way to ensure earthworks are managed suitably across the district without capturing low risk scenarios. This is a good addition to the new plan.
Go Architecture Ltd	331	12	EW - Earthworks	EW-P8 (Earthworks in the Slope Assessment Overlay)	Oppose	Delete policy (inferred)	Undermines EW-P7, and means that low risk earthworks will require a geotechnical assessment even when on an area of flat land. This is a particular issue in conjunction with a poor definition of earthworks as mentioned above and poorly worded standards.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Go Architecture Ltd	331	13	EW - Earthworks	EW-S3 (Existing slope angle, where outside the Slope Assessment Overlay)	Oppose in part	Amend policy as follows: Title: "EW-S3: Existing slope angle~~, where outside the Slop Assessment Overlay~~" "1. Earthworks must not be undertaken on land with an existing slope angle of 34 degrees or greater, where the 34 degree slope angle is sustained over a distance of at least 3m, measured horizontally. Unless: The area is within the Slope assessment overlay and is not for a building footprint. In which case Earthworks must not be undertaken without a geotechnical report, unless the earthworks are on an area with a slope less than 10° for more than 5m measured horizontally and not within 3m of any slopes of 34 degrees or greater." Or add a new standard	For sites the slope hazard overlay there appear to be no requirements for any earthworks other than to create a building footprint (EW-R8). The wording of the standard EW-S3 states that a geotechnical assessment is required if the slope is over 34° etc – but not if it is within the slope assessment overlay. The wording would imply that EW-R3 is not applicable in the slope stability zone. There is no equivalent standard for earthworks within the overlay. Geotechnical assessment should be limited to high-risk earthworks. Refer to submission for full reasons.
Go Architecture Ltd	331	14	LLRZ - Large Lot Residential Zone	LLRZ-S1 (Number of residential units per site)	Support in part	Seeks that the gross floor area threshold in this standard is increased from 60m2 to 70m2	To align with central government rules for minor dwellings that do not require building consent. Or 65m2 to match Auckland definition. Ensures people are not caught out purchasing minor dwellings without realising it varies around the country.
Go Architecture Ltd	331	15	LLRZ - Large Lot Residential Zone	LLRZ-S2 (Building coverage)	Support in part	Amend standard as follows: "2. 1 does not apply to a. Decks less than ~~500mm~~ 1m in height,..." or "2. 1 does not apply to a. Decks less than ~~500mm~~ 600mm in height,..."	The current rule at 500mm is problematic as when designing for flooding, or when designing with timber piles for resilience. 1m is not a height that gives any perception of being built up when seen from other sites. Should absolutely not be less than 600mm which would suit standard exiting timber constructed houses. Refer to original submission for full reasons.
Go Architecture Ltd	331	16	LLRZ - Large Lot Residential Zone	LLRZ-S5 (Setbacks)	Support in part	Amend standard as follows: "7. This standard does not apply to ... b. Decks less than ~~500mm~~ 1m in height,..." or "7. This standard does not apply to ... b. Decks less than ~~500mm~~ 600mm in height,..."	Should not include decks that are less than 1m in height. If 1m is not palatable then it should absolutely not be less than 600mm which would suit standard timber constructed houses.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Go Architecture Ltd	331	17	MRZ - Medium Density Residential Zone	MRZ-S2 (Building coverage)	Support in part	Amend standard as follows: "2. 1 does not apply to a. Decks less than ~~500mm~~ 1m in height,..." or "2. 1 does not apply to a. Decks less than ~~500mm~~ 600mm in height,..."	Site coverage areas should not include decks that are less than 1m in height. If 1m is not palatable then it should absolutely not be less than 600mm which would suit standard timber constructed houses.
Go Architecture Ltd	331	18	MRZ - Medium Density Residential Zone	MRZ-S5 (Setbacks)	Support in part	Amend standard as follows: "4. This standard does not apply to ... b. decks less than ~~500mm~~ 1m in height,.." or "4. This standard does not apply to ... b. decks less than ~~500mm~~ 600mm in height,..."	Should not include decks that are less than 1m in height. If 1m is not palatable then it should absolutely not be less than 600mm which would suit standard timber constructed houses.
Go Architecture Ltd	331	19	MRZ - Medium Density Residential Zone	MRZ-S10 (Windows to street)	Support in part	Seeks the standard be amended to achieve the following relief: -The application of the standard is limited to facades within 5m of the road boundary and visible due to the topography (or potentially visible) from the roadway. -Reduce the glazing requirement to 10% or 15% on south-facing facades, or within 45 degrees of south. -Include exclusions for alterations to exsting buildings which already have less than 20% glazing facing the road. -Allow for existing buildings to have the same percentage as the existing glazing percentage.	Rule is non-sensical when applied to many situations that are not new townhouses. It makes no sense if a house is 20m away from the boundary or is up a cliff from the boundary and still requires the glazing – especially if that face were south facing. Limits housing design and inhibits ensuring healthy homes designed to suit the sun. Refer to original submission for full reasons.
Go Architecture Ltd	331	20	HRZ - High Density Residential Zone	HRZ-S1 (Number of residential units per site)	Support in part	Amend standard to allow for more than 3 residential units on a site.	Why does High Density residential only allow for 3 units on site which is the same as medium density? It should allow for more units on site to be able to make use of the more lenient bulk provisions
Go Architecture Ltd	331	21	HRZ - High Density Residential Zone	HRZ-S2 (Building coverage)	Support in part	Amend standard as follows: "2. 1 does not apply to a. Decks less than ~~500mm~~ 1m in height,..." or "2. 1 does not apply to a. Decks less than ~~500mm~~ 600mm in height,..."	Site coverage areas should not include decks that are less than 1m in height. If 1m is not palatable then it should absolutely not be less than 600mm which would suit standard timber constructed houses.
Go Architecture Ltd	331	22	HRZ - High Density Residential Zone	HRZ-S5 (Setbacks)	Support in part	Amend standard as follows: "4. This standard does not apply to ... b. decks less than ~~500mm~~ 1m in height,.." or "4. This standard does not apply to ... b. decks less than ~~500mm~~ 600mm in height,..."	Should not include decks that are less than 1m in height. If 1m is not palatable then it should absolutely not be less than 600mm which would suit standard timber constructed houses.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Go Architecture Ltd	331	23	HRZ - High Density Residential Zone	HRZ-S8 (Outdoor living space)	Support in part	Amend standard as follows: "1. ... a. Where located at ground level~~, has no dimension less than 3 metres,~~ can contain a circle with a diameter of at least 3m. Or: "....can contain two circles with a diameter of at least 3m and that do not overlap."	Should be more lenient rules in high density zone. Measuring with a circle enables good quality outdoor living, but provides some flexibility in design.
Go Architecture Ltd	331	24	HRZ - High Density Residential Zone	HRZ-S10 (Windows to street)	Support in part	Seeks the standard be amended to achieve the following relief: -The application of the standard is limited to facades within 5m of the road boundary and visible due to the topography (or potentially visible) from the roadway. -Reduce the glazing requirement to 10% or 15% on south-facing facades, or within 45 degrees of south. -Include exclusions for alterations to exsting buildings which already have less than 20% glazing facing the road. -Allow for existing buildings to have the same percentage as the existing glazing percentage.	Refer to reasons given for submission point 331.19
Go Architecture Ltd	331	25	GRUZ - General Rural Zone	GRUZ-R6 (Residential activities)	Support in part	Seeks that: - the gross floor area threshold in this standard is reduced from 80m2 to 70m2 - that the gross floor area requirement is addressed in a standard rather than within the rule	To align with central government rules for minor dwellings that do not require building consent. Consistency of minor dwelling size across zones. Addressing the gross floor area requirement in the standard rather than the rule will achieve consistency with the approach of the LLRZ
Go Architecture Ltd	331	26	GRUZ - General Rural Zone	GRUZ-S1 (Gross floor area)	Support in part	Amend the standard as follows: "Gross floor area must not exceed: 1. A combined total of ~~400~~600m2 for all residential buildings and structures on the site, and..."	Is restrictive in context of 2 principal dwellings plus 1 minor dwelling provided for in rules. Is same limit which applies in RLZ, even though that zone provides for only 1 principal dwelling plus 1 minor dwelling
Go Architecture Ltd	331	27	RLZ - Rural Lifestyle Zone	RLZ-R6 (Residential activities)	Support in part	Seeks that: - the gross floor area threshold in this standard is reduced from 80m2 to 70m2 - that the gross floor area requirement is addressed in a standard rather than within the rule	To align with central government rules for minor dwellings that do not require building consent. Consistency of minor dwelling size across zones Addressing the gross floor area requirement in the standard rather than the rule will achieve consistency with the approach of the LLRZ
Go Architecture Ltd	331	28	CCZ - City Centre Zone	CCZ-R4 (Alterations and additions to existing buildings and structures)	Support in part	Seeks that the exclusions described in sub-clause 1.c are better worded to ensure that it does not encompass a wider range of activities than intended.	As written implies that internal renovations to a shop would not be permitted as they would be visible from the footpath. The definitions do not help to constrain this interpretation.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Go Architecture Ltd	331	29	MCZ - Metropolitan Centre Zone	MCZ-S9 (Outdoor living space)	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m^2 ~~with a minimum dimension of 3m~~, which can contain a circle with a diameter of at least 3m...."	Measuring with a circle enables good quality outdoor living, but provides some flexibility in design.
Go Architecture Ltd	331	30	LCZ - Local Centre Zone	LCZ-S9 (Outdoor living space)	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m^2 ~~with a minimum dimension of 3m~~, which can contain a circle with a diameter of at least 3m...."	Measuring with a circle enables good quality outdoor living, but provides some flexibility in design.
Go Architecture Ltd	331	31	NCZ - Neighbourhood Centre Zone	NCZ-S9 (Outdoor living space)	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m^2 ~~with a minimum dimension of 3m~~, which can contain a circle with a diameter of at least 3m...."	Measuring with a circle enables good quality outdoor living, but provides some flexibility in design.
Go Architecture Ltd	331	32	MUZ - Mixed Use Zone	MUZ-S5 (Outdoor living space)	Support in part	Amend the standard as follows: "... 1. Have a private outdoor living space at ground level with an area of at least 20m^2 ~~with a minimum dimension of 3m~~, which can contain a circle with a diameter of at least 3m...."	Measuring with a circle enables good quality outdoor living, but provides some flexibility in design.
Go Architecture Ltd	331	33	HOSZ - Hospital Zone	HOSZ-S1 (Building coverage)	Support in part	Seeks that the standard is amended to include an exclusion for structures that are lower than a certain height	The definition of "structures" would imply that any boardwalks, public seating, wheel stops, sand pits etc would all count towards site coverage,
John Hosegood	332	1a	SASM - Sites and Areas of Significance to Māori	SASM-01 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Oppose	Seeks that objective is amended to exclude private land and recognise landowner rights (refer to original submission)	Landowner rights should be protected and the costs should be clear
John Hosegood	332	1b	SASM - Sites and Areas of Significance to Māori	SASM-02 (Kaitiakitanga)	Oppose	Seeks that objective is amended to exclude private land and recognise landowner rights (refer to original submission)	Landowner rights should be protected and the costs should be clear
John Hosegood	332	1c	SASM - Sites and Areas of Significance to Māori	SASM-03 ((Rangatiratanga (Self Determination))	Oppose	Seeks that objective is amended to exclude private land and recognise landowner rights (refer to original submission)	Landowner rights should be protected and the costs should be clear
John Hosegood	332	2a	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Oppose	Seeks that the policy is amended to exlucde private lad and recognise landower rights (refer to original submission)	Landowners' rights should be protected and costs should be understood. Owners must be able to operate within a framework that provides certainty

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Hosegood	332	2b	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose	Seeks that the policy is amended to exlucde private lad and recognise landower rights (refer to original submission)	Landowners' rights should be protected and costs should be understood. Owners must be able to operate within a framework that provides certainty
John Hosegood	332	2c	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Seeks that the policy is amended to exlucde private lad and recognise landower rights (refer to original submission)	Landowners' rights should be protected and costs should be understood. Owners must be able to operate within a framework that provides certainty
John Hosegood	332	2d	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose	Seeks that the policy is amended so that the reference to "carrying out activities relating to natural resources (Mahinga Kai)" is removed, and the policy otherwise amended to exlucde private lad and recognise landower rights (refer to original submission)	Landowners' rights should be protected and costs should be understood. Owners must be able to operate within a framework that provides certainty. The reference to carrying out activities relating to natural resources (Mahinga kai) might mean accessing private land as of right.
John Hosegood	332	3	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete provision	Policy is far too broad; it is like a “catch all” and it is hard to understand.
John Hosegood	332	4	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Oppose	Seeks that clause (4) of the rule is deleted or otherwise amended to exclude private land	Under the proposal, to trigger “Restricted Discretionary” SASM S1: Accidental discovery must have occurred so works must have already started. At that point stopping works for a resource consent is not realistic. And this should not apply to private land.
John Hosegood	332	5	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Amend to delete clause (3) of the rule	On private land a building of any size should be determined by general planning rules rather than SASM.
John Hosegood	332	6	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Oppose in part	Seeks that the standard is simplified to an obligation to inform only, "exclude private land from ay requirement to cease works, except if required by NZ law."	The standard is too broad brush. As written ceasing works could be costly whilst the matter is minor
Charles Hannaford	333	1	Maps - Zoning / Moves between categories	Medium Density Residential zoning of 28 Ashburn Road and neighbouring properties, particularly 30 Pencarrow Road, Wainuiomata	Oppose	Rezone 28 Ashburn Road and neighbouring properties, particularly 30 Pencarrow Road, Wainuiomata as Large Lot Residential Zone	Enjoys their current lifestyle. Intensification will cause visual intrusions, reduced sun exposure, additional noise pollution, and a massive loss of privacy Financial loss due to property prices reducing Rezoning will impact property rights (Refer to original submission for full reasons)
Jeremy Partridge	334	1	Definitions	New definition - Root Protection Area	Support in part	Add a definition of root protection area as follows: <u>Root Protection Area means the circular surrounding a notable tree, measured from the centre of the trunk, with a radius calculated by multiplying the trunk diameter by 12 (measured at 1.4m above ground level). The maximum root protection area radius must not be greater than 15m and no less than 2m.</u>	The three most recent District Plan updates in the Wellington Region have all switched to the International best practice method for determining the area of important roots around a tree The '12 x trunk diameter method' is recommended by the NZ Arboricultural Association (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Gregory Bahler	335	1	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred - refer to original submission)	No special dispensations for private property rights
Gregory Bahler	335	2	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred - refer to original submission)	Accidental discovery protocol already covered by common law.
Gregory Bahler	335	3	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred - refer to original submission)	It is inconsistent with property rights and with the productive use and development of land. Identification of SASMs and supporting evidence Refer to original submission for full reasons
Miranda Fawcett	336	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that "46-48 Waione Street, Petone and the other properties fronting Waione Street and those between Waione Street and Hautonga Street" are removed from the "Site and Areas of Significance for Māori - Hikoikoi Pā"	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on Council to much more precisely establish Pā location. (Refer to original submission for full reasons)
Miranda Fawcett	336	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that "all private properties" are removed "from being identified as a [Site and Area of Significance to Māori]"	To uphold the sanctity of private property rights
Kelly Hinaki	337	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Kelly Hinaki	337	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Philip Morris	338	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Philip Morris	338	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Philip Morris	338	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Philip Morris	338	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Philip Morris	338	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Philip Morris	338	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Philip Morris	338	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 338.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Philip Morris	338	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Philip Morris	338	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 338.1a is accepted	Reasons given not specific to this relief, see original submission
Philip Morris	338	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Philip Morris	338	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Philip Morris	338	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 338.1b)	Reasons given not specific to this relief, see original submission
Philip Morris	338	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Philip Morris	338	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 338.1a)	Reasons given not specific to this relief, see original submission
Philip Morris	338	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Philip Morris	338	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Philip Morris	338	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Philip Morris	338	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 338.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Philip Morris	338	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Philip Morris	338	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Philip Morris	338	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Philip Morris	338	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 338.16	No specific reasons given in relation to this submission point, refers to submission point 338.16
Philip Morris	338	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Philip Morris	338	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 338.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Philip Morris	338	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 338.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Philip Morris	338	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Philip Morris	338	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Philip Morris	338	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 338.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Sam Barnett	339	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Sam Barnett	339	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Sam Barnett	339	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, <u>and (where consistent with private property rights),</u> protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Sam Barnett	339	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori<u>, to the extent that this is consistent with private property rights</u>."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sam Barnett	339	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Sam Barnett	339	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Sam Barnett	339	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 339.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Sam Barnett	339	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Sam Barnett	339	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 339.1a is accepted	Reasons given not specific to this relief, see original submission
Sam Barnett	339	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Sam Barnett	339	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Sam Barnett	339	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 339.1b)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sam Barnett	339	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Sam Barnett	339	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 339.1a)	Reasons given not specific to this relief, see original submission
Sam Barnett	339	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Sam Barnett	339	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Sam Barnett	339	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Sam Barnett	339	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 339.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Sam Barnett	339	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sam Barnett	339	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Sam Barnett	339	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Sam Barnett	339	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 339.16	No specific reasons given in relation to this submission point, refers to submission point 339.16
Sam Barnett	339	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Sam Barnett	339	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 339.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Sam Barnett	339	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 339.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Sam Barnett	339	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Sam Barnett	339	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Sam Barnett	339	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 339.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Coral MacLennan	340	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Coral MacLennan	340	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
New Zealand Pork Industry Board	341	1	Definitions	Intensive indoor primary production	Support	Retain as notified	Support as consistent with the National Planning Standards.
New Zealand Pork Industry Board	341	2	Definitions	Intensive outdoor primary production	Oppose (requesting new provision)	Add definition of intensive outdoor primary production: "Intensive outdoor primary production means: 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. It excludes pig production for domestic use which involves no more than five sows and intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year."	Some intensive farming operations, including pig farms, can occur outdoors. There is a gap in the definition and associated plan provisions for such operations. In pig farming, an intensive outdoor operation can be defined by the presence or absence of groundcover, with higher stocking densities that preclude the maintenance of groundcover more likely to produce adverse effects. Outdoor pig farms in which groundcover can be maintained have lower stocking densities and effects that are expected to be similar in nature to other pastoral farming systems.
New Zealand Pork Industry Board	341	3	Definitions	Reverse sensitivity	Oppose	Replace definition of reverse sensitivity: "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 which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity."	Definition of reverse sensitivity, as notified, is overly prescriptive and reads more as a list of when reverse sensitivity can occur, rather than defining what reverse sensitivity actually is. The list provided in the definition could be useful for non-statutory material to guide plan interpretation with issues of reverse sensitivity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	4	Definitions	Rural activity	Oppose in part	Amend as follows: "rural activity: means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities, and includes: a. the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site, and b. the storage and disposal of solid and liquid animal waste. ~~Intensive indoor primary production, r~~Rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded."	By excluding Intensive Indoor Primary Production (IIPP) from the definition of Rural activity, IIPP is also excluded from many of the enabling provisions of the GRUZ. IIPP is a farming activity that requires a rural location to operate. There is nowhere else that these operations can feasibly locate. The national planning standards explicitly recognise IIPP as a legitimate primary production activity within the GRUZ. The definition as proposed creates confusion by stating that a rural activity means the use of land and or buildings for agricultural [...] activities, then excludes an agricultural activity that uses land and buildings. There is no explanation within the S32 report as to the reasoning for excluding IPP from the definition.
New Zealand Pork Industry Board	341	5	Definitions	Sensitive activity	Oppose in part	Amend as follows: "sensitive activities: means~~, as the context requires~~: ~~1. activities most sensitive to natural hazards,~~ ~~2. activities potentially sensitive to natural hazards,~~ ~~3. activities sensitive to gas transmission infrastructure,~~ ~~4. activities sensitive to hazardous substance risks,~~ ~~5. activities sensitive to industry,~~ ~~6. activities sensitive to light,~~ ~~7. activities sensitive to noise,~~ ~~8. activities sensitive to privacy intrusion, or~~ ~~9. activities sensitive to the National Grid.~~ 1. residential activity, or 2. retirement village, or 3. supported residential care facility, or 4. marae, or 5. healthcare activity, or 6. educational facility, or 7. community facility, or 8. visitor accommodation activity, or 9. place of assembly, or 10. place of worship.	Definition as notified refers to a number of subdefinitions. A consequence of this approach is any scenario not listed in the subdefinitions is excluded. This has potential implications for any provisions relating to reverse sensitivity and sensitive activities in the GRUZ. There is the potential for confusion where definitions that have different listed activities overlap, for example: activities sensitive to noise from industry. The list of sensitive activities should be contained to a single list of those that primarily relate to potential reverse sensitivity effects. Activities sensitive to other issues, such as hazardous substances or natural hazards should be independently defined as such.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	6	SD - Strategic Direction	Rural environment	Oppose (requesting new provision)	Seeks to add strategic directions for the rural environment.	The plan would benefit from strategic directions for the rural environment that clearly identify: - The key priorities for the rural areas of the district - How primary production will be supported in the district, including protection from reverse sensitivity effects. - How the interface between the rural environment and other environments within the district will be managed. - The approach to highly productive land. This would better support the objective, policy and an appropriate method framework to enable primary production. Rural environments adjacent to urban centres are critically important for food production. Diversity in the primary production system needs to be enabled and the ability to adapt to climate change encouraged. This may include intensifying the way rural resources are used to support human wellbeings and environmental outcomes.
New Zealand Pork Industry Board	341	7	GRUZ - General Rural Zone	Introduction	Support in part	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	Support the Introduction of the GRUZ chapter provided Intensive Primary Production is removed from the exclusions in the definition of Rural Activities. If the definition is not amended, then the submitter does not support use of this definition in the introduction as the reference to rural activities, which is a subset of primary production, narrows the legitimate and expected use of the zone compared to that intended by the GRUZ zone in the National Planning Standards. There is no explanation in the section 32 report as to why this narrowing is appropriate across the GRUZ or how this is the most efficient and effective way to implement the requirements of the RMA.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	8	GRUZ - General Rural Zone	Objectives and policies	Other/Not stated	Seeks to insert reference to reverse sensitivity risks and the need to manage these to protect primary production activities within the GRUZ in the objective and policy framework.	There is a lack of any measures throughout the objective and policy structure to address reverse sensitivity issues that can arise when sensitive activities impact on the ongoing viability of primary production activities in rural areas. Reverse sensitivity is a significant issue in many rural areas, particularly where land has been fragmented by lifestyle developments. While some objectives and policies make the suggestion of managing incompatible activities, it should be more explicit that sensitive activities present a risk to primary production activities in the rural zone and that this risk needs to be managed through the provisions of the GRUZ chapter.
New Zealand Pork Industry Board	341	9	GRUZ - General Rural Zone	GRUZ-O1 (Purpose and character of the zone), GRUZ-O2 (Activities in the zone) and GRUZ-O3 (Built character)	Multiple	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	The objectives are supported provided Intensive Primary Production is removed from the exclusions in the definition of Rural activities.
New Zealand Pork Industry Board	341	10	GRUZ - General Rural Zone	GRUZ-O4 (Adverse effects)	Support in part	Include reverse sensitivity effects in the objective.	Management of adverse effects within the zone is supported. The objective should include the reverse sensitivity effects of sensitive activities on primary production.
New Zealand Pork Industry Board	341	11	GRUZ - General Rural Zone	GRUZ-HPLO-O1 (Protection of highly productive land in the Highly Productive Land Overlay)	Support in part	Include reference to protecting highly productive land from reverse sensitivity effects in the objective.	An objective protecting highly productive land from subdivision, land use and development is supported. The objective should include protecting highly productive land from reverse sensitivity effects, as per clause 3.8(2)(b) of the NPS-HPL.
New Zealand Pork Industry Board	341	12	GRUZ - General Rural Zone	GRUZ-P1 (Predominant activities)	Multiple	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	The policy is supported provided Intensive Primary Production is removed from the exclusions in the definition of Rural activities.
New Zealand Pork Industry Board	341	13	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Support in part	Seeks to change use of "rural activities" to "primary production" throughout if change requested in submission point 341.2 is not made.	Support in part, provided Intensive Primary Production is removed from the exclusions of the definition of Rural Activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	14	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Oppose in part	Amend GRUZ-P2 as follows: 1. Provide for activities in the General Rural Zone that: a. Are compatible with the rural activities and residential activities within the zone and adjoining rural and residential zones, and b. Either: i. Support the rural activities and wellbeing of the community within the zone and surrounding area, or ii. Have an operational or functional need to be in a rural area or an area with a low level of development. ~~2. Potentially compatible activities include:~~ ~~a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area,~~ ~~b. Retail of goods grown and produced on the site or in the surrounding area,~~ ~~c. Visitor accommodation,~~ ~~d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas,~~ ~~e. Cleanfill and quarrying activities that support rural development, and~~ ~~f. Boarding of domestic pets.~~	Listing potentially compatible activities in the policy prescribes an expectation of what is considered to be a compatible activity. The compatibility of an activity within the GRUZ should be based on an assessment of the individual activity. The activities are clearly sensitive to the effects of primary production as is evident through the manner in which other district plans have applied controls and an appropriate activity status regime. GRUZ-P2 does not achieve GRUZ-HPLO-O1, GRUZ-O2, GRUZ-O1 and UDSD-O8 (as notified and suggested to be amended). Intensive Indoor Primary Production is excluded from the definition of rural activity and is not included in the list of potentially compatible activities. This makes it unclear whether the policy structure supports any IIPP in the zone.
New Zealand Pork Industry Board	341	15	GRUZ - General Rural Zone	GRUZ-P3 (Potentially incompatible activities)	Oppose	Amend the policy as follows: "1. Only allow potentially incompatible activities in the General Rural Zone where they: a. Maintain or enhance the character and amenity values of the surrounding area, b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities, and c. Have a functional or operational need to be in that location. d. Do not conflict with or result in reverse sensitivity effects on existing or future primary production activities."	The policy provides no consideration of the potential for incompatibility with primary production.
New Zealand Pork Industry Board	341	16	GRUZ - General Rural Zone	GRUZ-P4 (Built development)	Support	Retain as notified	No reasons provided specific to this relief (see original submission).
New Zealand Pork Industry Board	341	17	GRUZ - General Rural Zone	GRUZ-HPLO-P1 (Existing activities in the Highly Productive Land Overlay)	Support	Retain as notified	Support as policy gives effect to the NPS-HPL.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	18	GRUZ - General Rural Zone	GRUZ-HPLO-P2 (Activities in the Highly Productive Land Overlay)	Support in part	Amend as follows: ~~Avoid activities in the Highly Productive Land Overlay that:~~ ~~1. Reduce the area of highly productive land, or~~ ~~2. Result in fragmentation of highly productive land, or~~ ~~3. Restrict land-based primary production activities on highly productive land.~~ "Avoid the inappropriate use or development of highly productive land that is not land-based primary production."	Support the intent of highly productive land protection. However, the proposed wording does not recognise the overall intent of the NPS-HPL provided by Clause 3.9. Not all of the scenarios listed in the proposed policy would be considered inappropriate.
New Zealand Pork Industry Board	341	19	GRUZ - General Rural Zone	GRUZ- R1 (Repair and maintenance of buildings and structures)	Support	Retain as notified	No reasons provided specific to this relief (see original submission).
New Zealand Pork Industry Board	341	20	GRUZ - General Rural Zone	GRUZ- R2 (Demolition or removal of buildings and structures)	Support	Retain as notified	No reasons provided specific to this relief (see original submission).
New Zealand Pork Industry Board	341	21	GRUZ - General Rural Zone	GRUZ- R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support	Retain the permitted activity status for construction of new buildings and structures.	No reasons provided specific to this relief (see original submission).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	22	GRUZ - General Rural Zone	GRUZ- R4 (Piggeries)	Oppose	Delete rule GRUZ-R4.	Very small number of adult pigs permitted. The rule could theoretically include any size of grower pig facilities, including situations where there may be no adult pigs on site. Unsure how the 5 adult pig limit was arrived at, or how it was concluded that a number of adult pigs above this limit would exceed a permitted activity threshold for anticipated effects. Assume this is intended to cover only outdoor pigs, given the reference to grazing and shelter areas. Lack of clarity on whether a situation with less than 5 adult pigs kept indoors, or many growing pigs kept indoors or outdoors, should be assessed against this rule or rule GRUZ-R14. Unclear whether the buffer zone between the piggery and a residential unit on the same site. This is an unnecessary control on landowners. Prefer a rule structure that clearly defines intensive indoor and intensive outdoor primary production with appropriate rule structures to manage the potential effects. Outdoor pig farms that do not meet the definition of an
New Zealand Pork Industry Board	341	23	GRUZ - General Rural Zone	GRUZ- R5 (Rural activities not otherwise provided for)	Support	Retain as notified	No reasons provided specific to this relief (see original submission).
New Zealand Pork Industry Board	341	24	GRUZ - General Rural Zone	GRUZ- R6 (Residential activities)	Support in part	Retain the permitted activity status for residential activies and add standard "GRUZ-SXX: Setback from intensive indoor and intensive outdoor primary production."	Support the permitted activity status for residential activities. However, all residential activities in the GRUZ should be subject to setbacks from intensive primary production activities to prevent reverse sensitivity issues.
New Zealand Pork Industry Board	341	25	GRUZ - General Rural Zone	GRUZ- R7 (Papakāinga)	Support in part	Retain as proposed (subject to amendments to the definition "rural activities" requested through submission point 341.2).	Support the restricted discretionary activity status for Papakāinga. Support matters of discretion including reverse sensitivity effects on rural activities, provided that Intensive Indoor Primary Production is not excluded from the definition of rural activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	26	GRUZ - General Rural Zone	GRUZ-R11 (Recreation activities not otherwise provided for)	Oppose in part	Amend activity status to restricted discretionary with matters of discretion that include reverse sensitivity effects on primary production activities.	Recreational activities can constitute a sensitive activity that could restrict primary production activities from operating with the GRUZ. Potential effects of recreational activities should be assessed via a consenting pathway to allow for a full assessment of effects and the application of appropriate mitigations.
New Zealand Pork Industry Board	341	27	GRUZ - General Rural Zone	GRUZ-R12 (Visitor accommodation)	Oppose in part	Amend activity status to restricted discretionary with matters of discretion that include reverse sensitivity effects on primary production activities.	Visitor accommodation can constitute a sensitive activity that could restrict primary production activities from operating with the GRUZ. Potential effects of visitor accommodation should be assessed via a consenting pathway to allow for a full assessment of effects and the application of appropriate mitigations.
New Zealand Pork Industry Board	341	28	GRUZ - General Rural Zone	GRUZ-R14 (Intensive indoor primary production)	Oppose	Amend rule as follows: Intensive indoor and intensive outdoor primary production. Activity status: ~~Discretonary~~ Restricted discretionary, where: All paddocks, structures, buildings and areas of paved or otherwise impervious material used to house stock, and any wastewater treatment systems associated with intensive primary production, shall be located a minimum distance of 300m from the notional boundary of any lawfully established existing sensitive activity on another site, and 1km from any residential zone. Matters of discretion are restricted to: - The extent to which the adverse effects of the activity can be avoided, remedied and mitigated. - Maintenance of rural character and amenity through the activity's nature, scale, and built form. - Design, location, and separation of animal housing (including buildings or compounds) to avoid adverse effects on sensitive uses, residential units, and residential zone boundaries. - Measures to internalise adverse effects and avoid conflicts or reverse sensitivity with other zone-anticipated activities. - Any benefits derived from the activity being undertaken on the site.	The potential effects of Intensive Indoor Primary Production (IIPP) are well known, as are appropriate mitigations. The GRUZ is the only zone that IIPP can locate and is an intended land use in the zone, as per the zone description in the National Planning Standards. The effects of IIPP can be appropriately assessed and managed via a restricted discretionary consenting pathway, that recognises that IIPP is a legitimate and anticipated activity in the GRUZ while still allowing for an assessment of potential effects and retaining the ability to decline the consent if necessary. Setback distances within the rule framework are a good starting point for a restricted discretionary activity status and provide reciprocity with setbacks from sensitive activities to IPP activities. Intensive Outdoor Primary Production activity should be added to this rule to capture outdoor pig farming that is considered intensive, and so may produce greater effects than extensive pig farming.
New Zealand Pork Industry Board	341	29	GRUZ - General Rural Zone	GRUZ-R18 (Retirement villages)	Support	Retain as notified	Support discretionary activity status for Retirement villages.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Pork Industry Board	341	30	GRUZ - General Rural Zone	GRUZ-R19 (Community facilities)	Support	Retain as notified	Support discretionary activity status for Community facilities.
New Zealand Pork Industry Board	341	31	GRUZ - General Rural Zone	GRUZ-R20 (Educational facilities)	Support	Retain as notified	Support discretionary activity status for Educational facilities.
New Zealand Pork Industry Board	341	32	GRUZ - General Rural Zone	GRUZ-R21 (Health care activities)	Support	Retain as notified	Support discretionary activity status for Health care activities.
New Zealand Pork Industry Board	341	33	GRUZ - General Rural Zone	GRUZ-HPLO-R1 (Construction of new buildings and structures and alterations and additions to existing buildings and structures in the Highly Productive Land Overlay)	Support in part	Amend rule GRUZ-HPLO-R1 to provide for non-land based primary production activities that are appropriate on highly productive land. Add standard GRUZ-SXX: Setbacks to Intensive Indoor and Intensive Outdoor Primary Production.	The NPS-HPL recognises activities other than land-based primary production that are not inappropriate on highly productive land (Clause 3.9). The rule should recognise these activities as permitted activities. Any buildings or structures should be subject to a setback from Intensive Indoor and Intensive Outdoor Primary Production.
New Zealand Pork Industry Board	341	34	GRUZ - General Rural Zone	GRUZ-HPLO-R2 (Land use activities in the Highly Productive Land Overlay)	Support in part	Amend rule GRUZ-HPLO-R2 to provide for non-land based primary production activities that are appropriate on highly productive land.	The NPS-HPL provides for other activities that are not inappropriate on highly productive land (Clause 3.9). The rule should recognise these activities as permitted.
New Zealand Pork Industry Board	341	35	GRUZ - General Rural Zone	GRUZ-SXX (Setbacks to Intensive Indoor and Intensive Outdoor Primary Production)	Amend	Add the following setback standard, to apply to: - GRUZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures) - GRUZ-R6 (Residential activities) - GRUZ-HPLO-R1 (Construction of new buildings and structures and alterations and additions to existing buildings and structures in the Highly Productive Land Overlay) **GRUZ-SXX: Setbacks to Intensive Indoor and Intensive Outddoor Primary Production** 1. Any newly established sensitive activity shall be set back 300m from the closest outer edge of any paddocks, structures, or buildings, and areas of paved or otherwise impervious material used to hold or house stock, and wastewater treatment systems used for intensive primary production. *The establishment of residential units, seasonal worker accommodation, or minor residential units on the same site as the intensive primary production are exempt from this rule requirement.*	Setback standard to Intensive Indoor and Intensive Outdoor primary production is requested to protect these activities from reverse sensitivity effects arising from new sensitive activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Philip Andrew	342	1	SCHED6 - Sites and Areas of Significance to Māori	Whiorau-Lowry Bay (category 2)	Oppose	Remove Whiorau-Lowry Bay (category 2) from the Sites and Areas of Significance to Māori (inferred - refer to original submission)	I oppose the restriction on my own home and property and my land rights. I believed my property rights can lawfully only be limited democratically, and with compensation.
Seaview Marina Ltd	343	1a	Maps - Zoning / Special Purpose	Seaview Marina Zone - 100 Port Road	Support	Retain Seaview Marina Zone for 100 Port Road	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	1b	Maps - Zoning / Moves between categories	Open Space Zone - Breakwaters at Seaview Marina	Oppose	Rezone breakwaters at Seaview Marina to Seaview Marina Zone	Submitter negotiating for purchase of breakwaters from HCC. Zoning as SMZ would better reflect the nature and function of the breakwaters. In addition, any policies and rules relating to zone interfaces with Open Space zones should not apply to the breakwaters"
Seaview Marina Ltd	343	1c	SMZ - Seaview Marina Zone	Provisions	Other/Not stated	Seeks that, in addition to submission point 343.1b, that any policies and rules relating to zone interfaces with Open Space zones, should not apply to breakwaters.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	2	Definitions	Whole chapter	Support in part	Retain definitions within chapter as notified [inferred]	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	3	Definitions	New definition - Marina Activities	Oppose (requesting new provision)	Add new definition of "Marina Activities" as follows: "means any marina related activities including activities associated with: • the navigation, anchoring, mooring, berthing, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels; • vehicle and boat trailer parking; • supply of marine related goods and services; • educational activities associated with these activities; • the use of buildings and structures associated with these activities, including accessory offices, seafood processing and parking; • Local markets; • Marine recreation and water sports"	Lack of definition creates uncertainty about provisions of Seaview Marina Zone
Seaview Marina Ltd	343	004	Definitions	New definition - Marina Facilities	Oppose (requesting new provision)	Add new definition of "Marina Facilities" as follows: "means any marina related facility including but not limited to • Docks, moorings, berths, gangways, piers, piles and pontoons; • associated facilities and servicing structures; • hardstands; • wash-down facilities; • ramps and other boat launching facilities; • accessory offices, training and research facilities."	Lack of definition creates uncertainty about provisions of Seaview Marina Zone

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	005	SMZ - Seaview Marina Zone	Introduction	Support in part	Amend introductory text as follows: "The purpose of the Seaview Marina Zone is to enable the continued operation of the Marina, and a compatible range of other activities and development subject to ..." ... "...~~The Seaview Marina Zone, like the General Industrial Zone, also forms part of a buffer around the core of the Seaview industrial area (part of the Heavy Industrial Zone) from residential areas, to separate incompatible activities.~~" "The planned urban environment for the Seaview Marina Zone is one that meets the operational needs of the marina while still providing a safe, functional, and attractive environment for workers and visitors. It is managed to ~~protect amenity values in nearby residential areas and~~ avoid or appropriately mitigate unreasonable reverse sensitivity effects on the Heavy Industrial Zone ...."	The Seaview Marina does not form a buffer to residential areas Reverse sensitivity effects can be mitigated (not only avoided) To understand core purpose of the zone, definitions of marina activities and facilities is required.
Seaview Marina Ltd	343	006	SMZ - Seaview Marina Zone	Objectives	Support in part	Seeks to "Reduce number of objectives. Rewrite and shorten objectives."	5 objectives seems excessive given narrow focus of zone. Objectives are repetitive. Refer to original submission for full reasons.
Seaview Marina Ltd	343	007	SMZ - Seaview Marina Zone	SMZ-O1 (Purpose of the zone)	Oppose	Amend to replace the objective with the following: "SMZ-O1: Purpose of the Zone The Seaview Marina Zone supports the needs of the Seaview Marina and creates a focal point for marina related activities and facilities."	Clarity, unnecessary to list individual activities in objectives, centres hierarchy and reverse sensitivity are not main issues, incompatible treatment of community activities with SMZ-P2, SMZ-P3, SMZ-R18, and SMZ-R23. See original submission for full reasons.
Seaview Marina Ltd	343	008	SMZ - Seaview Marina Zone	SMZ-O2 (Activities in the zone)	Support in part	Amend to replace clauses (1) to (4) of the objective with the following: "1. Meets the needs of the Seaview Marina; 2. Provides primarily for marina related activities and facilities; and 3. Supports compatible activities and facilities that do not interfere with the primary purpose of the zone."	Reads more like a policy, does not describe end state just unintended activities, inconsistency between sensitive activities that support industrial, research, or emergency activities versus those that support marina, duplicates centres hierarchy objectives or transport chapter. See original submission for full reasons.
Seaview Marina Ltd	343	009	SMZ - Seaview Marina Zone	SMZ-O3 (Provision of activity spaces)	Oppose	Delete objective	It is unclear what this objective is trying to achieve in the context of the Seaview Marina. What are activity spaces and what does 'a variety of types and sizes of spaces' refer to?

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	010	SMZ - Seaview Marina Zone	SMZ-O4 (Planned character and planned urban built environment of the zone)	Oppose in part	Delete objective OR - alternative relief, replace the objective with the following: "SMZ-O3 Planned urban built environment of the zone The built character of the Seaview Marina Zone reflects the functional and operational needs of the primary activities in the zone while also providing appropriate amenities for visitors and employees."	SMZ-O4 is overly detailed for an objective. Rather than describing the desired end state and outcome it lists issues and ways to address these issues, which is more appropriate in a policy setting. (Refer to original submission for full reasons).
Seaview Marina Ltd	343	11	SMZ - Seaview Marina Zone	SMZ-O5 (Character — Main through routes)	Oppose	Delete objective	There are no main through routes passing through the Seaview Marina Zone. Refer to original submission for full reasons
Seaview Marina Ltd	343	12	SMZ - Seaview Marina Zone	SMZ-P1 (Enabled activities)	Oppose	Amend to replace policy with the following: "SMZ-P1 Enabled Activities 1. Enable the operation and development of marina activities and facilities within the Seaview Marina Zone. 2. Provide for ancillary activities and other activities that either support marina activities or are compatible activities, including commercial activities, where they: a. Do not undermine the purpose of the zone; b. Benefit the vitality and vibrancy of the Seaview Marina; c. Provide co-location benefits; and d. Manage reverse sensitivity effects on activities in the adjoining General Industrial Zone and Heavy Industrial Zone."	The policy should describe the underlying intentions rather than listing individual activities. (See the original submission for the full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	13	SMZ - Seaview Marina Zone	SMZ-P2 (Residential activities and sensitive activities not related to the Seaview Marina)	Oppose	Seeks that SMZ-P2 is combined with SMZ-P3 as follows: "SMZ-P2: Residential Activities and Sensitive Activities ~~not related to the Seaview Marina~~ ~~Avoid~~ Only allow for residential activities ~~and other~~ new sensitive activities ~~not associated with the Seaview Marina unless they are~~ where: 1. They are ~~A~~ancillary to and support a~~n~~ marina activity ~~industrial activity, research activity~~, or emergency facility, 2. ~~Managed so that t~~They do not adversely impact the long-term development capacity of the Seaview Marina ~~z~~Zone for marina development, including through managing the design of new buildings, and 3. They are ~~M~~managed to minimise reverse sensitivity effects for industry, including existing ~~and enabled~~ heavy industry. "	SMZ-P2 and SMZ-P3 could easily be combined and simplified. Only difference is P2 - “minimise reverse sensitivity” and P3 - “avoid significant reverse sensitivity”. There are sufficient provisions in overlays to manage effects from natural and coastal hazards and hazardous substances residential/sensitive activities. (See original submission for full reasons)
Seaview Marina Ltd	343	14	SMZ - Seaview Marina Zone	SMZ-P3 (Residential activities and sensitive activities related to the Seaview Marina)	Oppose	Seeks that SMZ-P3 is deleted, with the content combined in SMZ-P2 (refer to relief requested in submission point 343.13)	SMZ-P2 and SMZ-P3 could easily be combined and simplified. Only difference is P2 - “minimise reverse sensitivity” and P3 - “avoid significant reverse sensitivity”. There are sufficient provisions in overlays to manage effects from natural and coastal hazards and hazardous substances residential/sensitive activities. (See original submission for full reasons)
Seaview Marina Ltd	343	15	SMZ - Seaview Marina Zone	SMZ-P4 (Role in network of commercial and industrial areas)	Oppose	Delete policy	This policy is not needed. This is a site specific zone for the Seaview Marina. The location and scale of commercial activities within the zone will not have cumulative adverse effects on transport. (See original submission for full reasons).
Seaview Marina Ltd	343	16	SMZ - Seaview Marina Zone	SMZ-P5 (Reverse sensitivity)	Oppose	Delete policy OR - alternative relief, amend other policies to remove references to reverse sensitivity	Reverse sensitivity is already covered in several policies and another stand alone policy is not required. (see original submission for full reasons).
Seaview Marina Ltd	343	17	SMZ - Seaview Marina Zone	SMZ-P6 (Existing activities)	Oppose	Delete policy	Not needed – covered by existing use rights
Seaview Marina Ltd	343	18	SMZ - Seaview Marina Zone	SMZ-P7 (Development capacity)	Support in part	Amend policy as follows: "SMZ-P~~7~~5: Development Capacity Provide sufficient development capacity within the Seaview Marina Zone ~~for the flexible use of the Seaview Marina area~~ to respond to changing needs and ~~unpredictable needs, and provide for~~ accommodate activities that support the viability of the Seaview Marina."	The intent of this policy to provide flexibility is supported. Although the policy as worded is not about development capacity but flexibility.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	19	SMZ - Seaview Marina Zone	SMZ-P8 (Urban design outcomes by meeting standard or assessment)	Multiple	Delete SMZ-P9 and replace with the following: "SMZ-P6: Urban Form and Scale Manage the urban form and scale of built development to: 1. Achieve the efficient use of the limited land resource of the Seaview Marina Zone; 2. Provide for marine related activities and facilities; 3. Enhance spaces that are accessible to the public; and 4. Manage reverse sensitivity effects on existing and anticipated use and development. "	Should be bespoke provisions that are unique and appropriate for the Seaview Marina. Three urban design policies for one site seems excessive. If the performance standard is met then resource consent would not be required. (see original submission for full reasons).
Seaview Marina Ltd	343	20	SMZ - Seaview Marina Zone	SMZ-P9 (Urban design outcomes (other than small-scale primary activities in the zone))	Oppose	Delete SMZ-P9 and replace with the following: "SMZ-P7 Urban design outcomes Built development in the Seaview Marina Zone is managed to achieve the following outcomes: 1. Public and communal outdoor spaces are designed to be comfortable for users in different climatic conditions. 3. Public and communal spaces are designed, demarcated, and lit to protect people's real and perceived personal safety and security, such as through the use of Crime Prevention Through Environmental Design principles. 4. Buildings have clear identifiable pedestrian entrances through wayfinding, built form and architectural elements. 5. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site. 5. Buildings provide passive surveillance over public and communal spaces. 6. Landscaping, where required or provided, is integrated with development. and provides one or more of aesthetic benefits, stormwater management benefits, or ecological benefits. 7. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces. 8. Storage and service areas are appropriately located to address the functional and operational needs of the Seaview Marina (including refuse storage), are of an appropriate size and are integrated into development in a way that does not obscure passive surveillance or detract from engagement with the street"	Unsure why built development for these activities needs to be treated differently and requires a separate policy to SMZ-P8 which covers the same or very similar issues. (see original submission for full reasons).
Seaview Marina Ltd	343	21	SMZ - Seaview Marina Zone	SMZ-P10 (Urban design outcomes (exclusions))	Oppose	Delete policy	Opposes a "negative" policy that only identifies what cannot be considered. Refer to original submission for full reasons
Seaview Marina Ltd	343	22	SMZ - Seaview Marina Zone	SMZ-P11 (Managing adverse effects at zone interfaces)	Oppose	Delete policy	• SMZ-P11-1. Only Open Space Zone to the west has level views. • SMZ-P11-2. None of the zones listed in 2. are relevant. (See original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	23a	SMZ - Seaview Marina Zone	SMZ-R1 (Repair and maintenance of buildings and structures)	Support in part	Amend rule as follows: "SMZ-R1: Repair~~, and~~ maintenance and alteration of buildings and structures"	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	23b	Definitions	Alterations	Support in part	Seeks that the definition of "alterations" is replaced or supplemented with the following: "Alteration of existing buildings - means work that does not change the external building form (footprint, floor area and height) of the existing building." (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	24	SMZ - Seaview Marina Zone	SMZ-R2 (Demolition or removal of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	25	SMZ - Seaview Marina Zone	SMZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support in part	Amend rule as follows: "SMZ-R3 Construction of new buildings and structures ~~and alterations~~ and additions to existing buildings and structures 1. Activity status: Permitted Where: a. Compliance is achieved with: i. SMZ-S1: Height, ii. SMZ-S2: Gross Floor Area ~~Height in relation to boundary — Seaview Beach Reserve~~, iii. SMZ S3: Height in relation to boundary — Seaview Beach Reserve, iv. SMZ-S~~3~~4: Setbacks — Seaview Beach Reserve~~, and~~ ~~iv. SMZ-S4: Landscaping and screening,~~ SMZ S ~~b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules SMZ-R4 through SMZ-R22, and~~ ~~c. The new building, or resulting building after additions and alterations, has a gross floor area of no more than 500m^2, or the gross floor area is not increased.~~ 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SMZ-R3.1. Matters of discretion are restricted to: 1. The matters of discretion in any standards not met. 2. The relevant matters in SMZ-P5, SMZ-P6 and SMZ-P7. ~~If SMZ-R3.1b or c are not met: the urban design matters in SMZ-P9: Urban~~	Supports inclusion of rule Including alterations is overly restrictive Buildings and activities should be considered separately (clause 1(b)), any new activity would need to comply with applicable rules The 500m2 threshold should be in a standard The matters of discretion are overly complicated
Seaview Marina Ltd	343	26	SMZ - Seaview Marina Zone	SMZ-R4 (Marina activities)	Support in part	Retain as notified, provided there is an appropriate definition of 'marina activities' (refer submission point 343.3).	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	27	SMZ - Seaview Marina Zone	SMZ-R5 (Industrial activities, other than heavy industrial activities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	28a	SMZ - Seaview Marina Zone	SMZ-R6 (Research activities)	Support in part	Amend the rule to include 'training' in the title of the rule: "SMZ-R6 Research and Training activities"	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	28b	Definitions	Research activities	Support in part	Seeks that, as alternative relief to submission point 343.28a, the definition is amended to include "training"	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	29	SMZ - Seaview Marina Zone	SMZ-R7 (Emergency facilities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	30	SMZ - Seaview Marina Zone	SMZ-R8 (Motor vehicle servicing activities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	31a	SMZ - Seaview Marina Zone	SMZ-R9 (Marine servicing activities)	Support in part	Seeks that the rule for Marine servicing activities is supported by an appropriate definition	Supports the principle of providing for marine servicing activities
Seaview Marina Ltd	343	31b	Definitions	Marine Servicing Activities	Oppose (requesting new provision)	Seeks that Marine servicing activities are supported by an appropriate definition. This could be included in the definition of "marina activities"	To support SMZ-R9
Seaview Marina Ltd	343	32	SMZ - Seaview Marina Zone	SMZ-R10 (Carparking activities)	Support	Retain as notified.	Permitted carparking reinforces the question why the proposed Urban Design policies require parking to be assessed.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	33	SMZ - Seaview Marina Zone	SMZ-R11 (Grocery stores and supermarkets)	Support in part	Amend to simplify the matters of discretion: "Matters of discretion are restricted to: 1. The matters in: ~~a. SMZ-P4: Role in network of commercial and industrial areas,~~ ~~b. SMZ-P5: Reverse sensitivity,~~ ~~c. SMZ-P6: Existing activities, and~~ d. SMZ-P75: Development capacity. ~~2. The urban design matters in SMZP9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).~~ 3. Co-location benefits from locating in the Seaview Marina Zone. 4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone. ~~5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.~~ ~~6. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.~~"	The matters of discretion are overly restrictive and it is unclear what would need to be included in an application to address the matters of discretion. (See original submission for full reasons).
Seaview Marina Ltd	343	34	SMZ - Seaview Marina Zone	SMZ-R12 (Food and beverage activities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	35	SMZ - Seaview Marina Zone	SMZ-R13 (Service stations, including ancillary retail activities)	Support in part	Amend rule as follows: "SMZ-R13: Service stations, including boat fuelling and ancillary retail activities 1. ~~Activity status: Permitted~~ ~~Where:~~ ~~a. The ancillary retail activities have a gross floor area of no more than 200m^2.~~ ~~2.~~ Activity status: Restricted discretionary ~~Where:~~ ~~a. Compliance is not achieved with SMZ-R13.1.~~ Matters of discretion are restricted to: 1. The matters in: a. ~~SMZ-P4: Role in network of commercial and industrial areas,~~ ~~b. SMZ-P5: Reverse sensitivity,~~ ~~c. SMZ-P6: Existing activities, and~~ ~~d.~~ SMZ-P~~7~~5: Development capacity. ~~2. The urban design matters in SMZP9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).~~ ~~3. Co-location benefits from locating in the Seaview Marina Zone.~~ ~~4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.~~ ~~5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.~~ ~~6. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.~~	The matters of discretion are out of proportion with the effects they are trying to manage. Boast refuelling needs to be specifically included with service stations. There are other aspects that may require consideration, such as access, amenity, safety and proximity to coastal marine area. Retailing size and urban design should align with R11. (see original submission for full reasons).
Seaview Marina Ltd	343	36	SMZ - Seaview Marina Zone	SMZ-R14 (Recreation activities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	37	SMZ - Seaview Marina Zone	SMZ-R15 (Yard-based retailing)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	38	SMZ - Seaview Marina Zone	SMZ-R16 (Trade supply retail activities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	39	SMZ - Seaview Marina Zone	SMZ-R17 (Marine supply commercial activities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Seaview Marina Ltd	343	40	SMZ - Seaview Marina Zone	SMZ-R18 (Community facilities)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	41	SMZ - Seaview Marina Zone	SMZ-R19 (Commercial activities not otherwise provided for)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The commercial activity has a gross floor area of no more than ~~1~~500m^2. 2. Activity status: Restricted Discretionary where: Compliance is not achieved with SMZ-R~~21~~19.1, ~~but~~ and b. ~~The commercial activity has a gross floor area of no more than 500m2, or~~ ~~c.~~ The commercial activity is ancillary to marina activities. 3. Activity status: ~~Non-complying~~ Discretionary Where: a. Compliance with SMZ-R~~21~~19.1 ~~or SMZ-R21.2~~ is not achieved."	It is unclear why commercial activities over 100m^2 elevate to discretionary and 500m^2 elevate to noncomplying activities. Would expect it to be the other way round since commercial activities are more anticipated and aligned with the SMZ. (See original submission for full reasons).
Seaview Marina Ltd	343	42	SMZ - Seaview Marina Zone	SMZ-R20 (Commercial activities not otherwise provided for)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The activity is ancillary to a permitted activity, or b. The activity has a gross floor area of no more than ~~1~~500m^2. 2. Activity status: Discretionary Where: a. Compliance is not achieved with SMZ-R2~~2~~0.1."	100m^2 is very small in a commercial context. A GFA of 500m^2 is considered appropriate in the context of the SMZ.
Seaview Marina Ltd	343	43	SMZ - Seaview Marina Zone	SMZ-R21 (Heavy industrial activities)	Support in part	Seek that boat fuelling facilities is provided for as a Restricted Discretionary activity.	It is not clear whether this covers boat fuelling facilities? These should be provided for as RDIS Activity.
Seaview Marina Ltd	343	44	SMZ - Seaview Marina Zone	SMZ-R22 (Residential activities)	Oppose	Amend rule as follows: "1. Activity status: ~~Non-complying~~ Discretionary ~~Notification:~~ ~~Public notification is required for any application under this rule.~~"	A Discretionary Activity starting point with a supporting policy sends a clear signal that residential is not generally anticipated and may not be appropriate while allowing for a pathway if effects can be managed. (See original submission for full reasons).
Seaview Marina Ltd	343	45	SMZ - Seaview Marina Zone	SMZ-R23 (Activities sensitive to industry, other than community facilities and residential activities)	Oppose	Delete the public notification requirement. **SMZ-R23 Activities sensitive to industry, other than community facilities and residential activities** 1. Activity status: ~~Non-complying~~ Discretionary ~~Notification:~~ ~~Public notification is required for any application under this rule.~~	This starts from a very restrictive starting point and does not allow for an assessment of effects. Uncertainty as to whether a daycare or a physio be appropriate. The public notification is a very onerous requirement. (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	46	SMZ - Seaview Marina Zone	SMZ-R24 (Outdoor storage and work areas)	Oppose	Amend rule as follows: "1. Activity status: Permitted Where: a. ~~The outdoor storage and work areas are screened from the Seaview Beach Reserve (excluding the groyne) by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height above ground level, and~~ ~~b.~~ Standard SMZ-S4 is met. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SMZ-R2~~6~~4.1. Matters of discretion are restricted to: 1. Matters in SMZ-S4 ~~Visual amenity from the Seaview Beach Reserve (excluding the groyne), and~~ ~~2. Any positive effects that can only be achieved through noncompliance with SMZ-R246.1 or SMZ-S4.~~	There is overlap as well as contradiction betweenSMZ-R24.1.a and SMZ-R24.1.b. There uncertainty of how this apply to all outdoor storage and work areas. This rule can be simplified to refer to SMZ-S4 and the matters of discretion listed in this standard. (refer to original submission for reasons).
Seaview Marina Ltd	343	47	SMZ - Seaview Marina Zone	SMZ-R25 (Servicing)	Oppose	Delete rule	This rule is not needed - there are no Mixed Use or Marae Zones within 40m of the SMZ. While the separation between the Marina and Residential zone across Marine Drive is about 30m, the closest houses are about 60m away and elevated.
Seaview Marina Ltd	343	48	SMZ - Seaview Marina Zone	SMZ-S1 (Height)	Support in part	Amend matters of discretion in standard as follows: "Matters of discretion if the standard is breached: 1. ~~Urban design outcomes 2, 3, 5, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.~~ Visual amenity and access to sunlight and daylight in public spaces, and 2. Visual dominance, and 3. The urban design outcomes in SMZ-P6 – Urban Form and Scale and SMZ-P7- Design Outcomes, and ~~2~~4. Any positive effects that can only be achieved through non-compliance with the standard."	The matters of discretion should be simplified. SMA-P8-5 is not relevant as there are no residential sites that could be affected by daylight, given they are located on the top of coastal cliffs.
Seaview Marina Ltd	343	49	SMZ - Seaview Marina Zone	new Standard	Oppose (requesting new provision)	Add new standard as follows: "SMZ-S2: Gross Floor Area 1. The gross floor area of any new building must not exceed 500m2; or 2. The total gross floor area after an addition must not exceed 500m2; or 3. The total gross floor area after an addition must not increase when compared to the existing GFA. "	An additional standard should be included in relation to the GFA of any new building.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	50	SMZ - Seaview Marina Zone	SMZ-S2 (Height in relation to boundary - Seaview Beach Reserve)	Support in part	Amend SMZ-S2 as follows: "SMZ-S~~2~~3: Height in relation to boundary - Seaview Beach Reserve 1. Buildings and structures must meet a height in relation to boundary limit of 4m + 60° on any boundary with the Seaview Beach Reserve (excluding the groyne). Matters of discretion if the standard is breached: 1. The relevant matters in SMZ-P6 and SMZ P7. ~~Urban design outcomes 2, 3, 4, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.~~ 2. Any positive effects that can only be achieved through non-compliance with the standard.	Support the HIRB to provide some building controls with respect to the Seaview Beach reserve, but seek changes to matters of discretion.
Seaview Marina Ltd	343	51	SMZ - Seaview Marina Zone	SMZ-S3 (Setback - Seaview Beach Reserve)	Support in part	Amend SMZ-S3 as follows: "SMZ-S~~3~~4 Setback - Seaview Beach Reserve 1. Buildings and structures must be set back ~~3~~ 1metre~~s~~ from any boundary with the Seaview Beach Reserve (excluding the groyne). ..."	A setback of 1 metre is considered more appropriate.
Seaview Marina Ltd	343	52	SMZ - Seaview Marina Zone	SMZ-S4 (Landscaping and screening)	Oppose	Delete standard	Landscaping requirements with conditions of an existing resource consent. Loss of quality of access to the adjacent Open Space zone, the requirement to provide a tree every 15 metres is not necessary. (refer to original submission for full reasons)
Seaview Marina Ltd	343	53	SIGN - Signs	SIGN-R2 (Third-party advertising signs)	Oppose	Seeks that the Seaview Marina Zone is included in the list of zones third-party advertising where third-party advertising is permitted	Rule does not include SMZ in list of zones
Seaview Marina Ltd	343	54	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Seeks that the Seaview Marina Zone is included in the list of zones where digital signs are a restricted discretionary activity	Rule does not include SMZ in list of zones
Seaview Marina Ltd	343	55	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose	Seeks that the Seaview Marina Zone is included in the list of zones where an earthworks area threshold of 500m^2 applies	Rule does not include SMZ in list of zones
Seaview Marina Ltd	343	56	EW - Earthworks	EW-S4 (Transport of cut and fill material)	Oppose	Seeks that the Seaview Marina Zone is included in the list of zones where a 400m^3 threshold applies	Rule does not include SMZ in list of zones
Seaview Marina Ltd	343	57a	Maps - Other	The Hazardous Substance Risk Management Overlay – overall approach as it applies to the SMZ	Oppose in part	Seeks the reduction in size of the Hazardous Substance Risk Management Overlay so it does not apply to the SMZ.	The Hazardous Substance Risk Management Overlay applies to approximately 50-60% of the SMZ. It is not clear how the extent of the HSRMO has been determined. The Council s32 report states that it is only the Heavy Industrial zone impacted by the proposed overlay. However, more than half of the SMZ is within the proposed overlay and the costs of the provisions are therefore understated. (refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Seaview Marina Ltd	343	57b	SMZ - Seaview Marina Zone	The Hazardous Substance Risk Management Overlay – overall approach as it applies to the SMZ	Oppose in part	Seeks, as alternative relief to submission point 343.57a, that there is an alternative rule framework providing a consenting pathway for marina activities, marina facilities and other activities provided for in the in the SMZ to operate in the HSRMO	The Hazardous Substance Risk Management Overlay applies to approximately 50-60% of the SMZ. It is not clear how the extent of the HSRMO has been determined. The Council s32 report states that it is only the Heavy Industrial zone impacted by the proposed overlay. However, more than half of the SMZ is within the proposed overlay and the costs of the provisions are therefore understated. (refer to original submission for full reasons).
Nicole Hawtin	345	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Nicole Hawtin	345	2	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills) GRUZ-R17 (Solid waste transfer stations)	Oppose	Seeks that zoning of 30 Benmore Crescent, Manor Park does not permit discretionary activities such as a waste transfer station or landfill (inferred, refer to original submission).	The introduction of a commercial waste facility would bring with it a host of negative impacts, including constant unpleasant odours, increased dust, and heavy vehicle traffic. Additionally, the environmental consequences of such a facility in this location are concerning. (Refer to original submission for full reasons)
Nicole Hawtin	345	3	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Oppose	Seeks that zoning of 30 Benmore Crescent, Manor Park does not permit discretionary activities such as a waste transfer station or landfill (inferred, refer to original submission).	The introduction of a commercial waste facility would bring with it a host of negative impacts, including constant unpleasant odours, increased dust, and heavy vehicle traffic. Additionally, the environmental consequences of such a facility in this location are concerning. (Refer to original submission for full reasons)
Shayne Hodge	346	1	Whole Plan	Whole Plan	Oppose	Seeks that the Proposed District Plan is withdrawn (refer to original submission)	Rules are not required under the RMA Protecting significant sites (e.g. pā, urupā) is appropriate and necessary. However, general areas historically used for hunting, fishing movement etc, are not sufficiently significant to justify permanent land use restrictions The areas are already heavily urbanised with no meaningful cultural features remaining to protect Arbitrary size thresholds, disproportionate treatment of commercial land, and lack of objective standards create uncertainty, injustice and economic harm Property owners bear real and immediate financial costs (including reduced property values, consenting costs and limitations on development) Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Shayne Hodge	346	2	SASM - Sites and Areas of Significance to Māori	All SASMs	Amend	Seeks that if submission point 346.1 is not accepted, then heritage is recognised based on distinguishing between "genuinely significant sites and general areas with past activity" (refer to original submission)	Reasons given not specific to this relief, see original submission
Shayne Hodge	346	3	SCHED6 - Sites and Areas of Significance to Māori	Category 1	Amend	Seeks that if submission point 346.1 is not accepted, then "limit category 1 sites to public land or clearly intact sites of obvious and ongoing cultural or spiritual importance, such as urupā".	Reasons given not specific to this relief, see original submission
Shayne Hodge	346	4a	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASM's	Amend	Seeks that if submission point 346.1 is not accepted, then categories 2 and 3 Sites and Areas of Significance to Māori are merged into a single category "and provide recognition and opportunities for engagement" (refer to original submission)	Many sites listed in Schedule 6 (Categories 2 and 3) suffer from vague descriptions, speculative claims, and no confirmed historical basis. Refer to original submission for full reasons
Shayne Hodge	346	4b	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Amend	Seeks that if submission point 346.1 is not accepted, then special land use protections which apply to category 2 and 3 Sites and Areas of Significance to Māori, are removed	The only matter for consent assessment is protection of Māori sites and engagement with mana whenua. There is no objective benchmark against which Council can evaluate mana whenua input. This creates a practical veto by mana whenua over private development, with no meaningful legal limits or review standards. Undermines Hutt City's own housing intensification and urban renewal objectives
Shayne Hodge	346	4c	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Amend	Seeks that if submission point 346.1 is not accepted, then special land use protections which apply to category 2 and 3 Sites and Areas of Significance to Māori, are removed	The only matter for consent assessment is protection of Māori sites and engagement with mana whenua. There is no objective benchmark against which Council can evaluate mana whenua input. This creates a practical veto by mana whenua over private development, with no meaningful legal limits or review standards. Undermines Hutt City's own housing intensification and urban renewal objectives
Shayne Hodge	346	4d	EW - Earthworks	EW-R10 (Earthworks on Sites and in Areas of Significance to Māori)	Amend	Seeks that if submission point 346.1 is not accepted, then special land use protections which apply to category 2 and 3 Sites and Areas of Significance to Māori, are removed	The only matter for consent assessment is protection of Māori sites and engagement with mana whenua. There is no objective benchmark against which Council can evaluate mana whenua input. This creates a practical veto by mana whenua over private development, with no meaningful legal limits or review standards. Undermines Hutt City's own housing intensification and urban renewal objectives
Shayne Hodge	346	5a	SASM - Sites and Areas of Significance to Māori	SASM-01 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Amend	Seeks that if submission point 346.1 is not accepted, then the following text is added to the objective: "and (where consistent with private property rights)"	To signal that protection depends on significance and land ownership context – private property rights must still prevail
Shayne Hodge	346	5b	SASM - Sites and Areas of Significance to Māori	SASM-04 (Mana Motuhake (Historic and contemporary connections))	Amend	Seeks that if submission point 346.1 is not accepted, then the following text is added to the objective: "and (where consistent with private property rights)"	To signal that protection depends on significance and land ownership context – private property rights must still prevail

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Shayne Hodge	346	6a	SASM - Sites and Areas of Significance to Māori	SASM-02 (Kaitiakitanga)	Amend	Seeks that if submission point 346.1 is not accepted, then the objective is amended to "limit the exercise of tikanga Māori to situations consistent with private property rights"	To avoid confusion about implied rights of access
Shayne Hodge	346	6b	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Amend	Seeks that if submission point 346.1 is not accepted, then the policy is amended to "limit the exercise of tikanga Māori to situations consistent with private property rights"	To avoid confusion about implied rights of access
Shayne Hodge	346	7	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Amend	Seeks that if submission point 346.1 is not accepted, then the rule is amended to "limit the exercise of tikanga Māori to situations consistent with private property rights"	To avoid confusion about implied rights of access
Shayne Hodge	346	8	SUB - Subdivision	SUB-P15 Subdivision of land containing a SASM	Amend	Seeks that if submission point 346.1 is not accepted, then the policy is amended to delete clause (4)	To make it clear that subdivision consents cannot be conditional on providing mana whenua a licence to access to property that they do not own
Terry Pinfold and Ruth Gilbert	347	9	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 20 Taungata Road, York Bay	Oppose	Remove the Slope Assessment Overlay from the land of 20 Taungata Road	Irregular shape of boundary, boundary does not relate to shape of land, land not steep enough, irrational to have boundary underneath house, insurance costs. See original submission for full reasons.
Moerā Community House Inc	348	1	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 105-107 Randwick Crescent, Moerā	Oppose	Rezone 105-107 Randwick Crescent to Sport and Active Recreation Zone	alignment with intentions and functions on the site, SARZ better fit for community facilities, inappropriate to provide for residential and light industrial here
Design Network Architecture Limited	349	1	Maps - Zoning / Residential	Large Lot Residential Zone - 452 Cambridge Terrace, Naenae	Oppose	Rezone 452 Cambridge Terrace, Naenae to Medium Density Residential Zone.	Site is well located and well suited for more development. Considers council were remiss in not considering greater density under Plan Change 56. Further development has occurred since Plan Change 56 submission was made (see original submission for full reasons).
John Havler	350	1	Maps - Zoning / Residential	Large Lot Residential Zone - 452 Cambridge Terrace, Naenae	Oppose	Rezone 452 Cambridge Terrace, Naenae to Medium Density Residential Zone.	Close proximity to Wingate Train Station. Surrounding zoning and anticipated density. No three waters or transport constraints on the site. Does not agree with approach of setting size threshold for zone. Slope issue under ODP covered through Slope Assessment Overlay. No other issues or constraints have been identified on the site (see original submission for full reasons).
Barbara Sullivan	351	1	NH - Natural Hazards	NH-R13 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support in part	Amend rule as follows: "3. Activity status: Non-complying, subject to the exceptions provided in section 10 of the Resource Management Act 1991."	For clarity and accuracy, reference should be made to the exception provided in section 10 of the Resource Management Act 1991 for existing land uses.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Barbara Sullivan	351	2	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 89 Oroua Street, Eastbourne	Oppose in part	Remove High Flood Hazard Overlay from 89 Oroua Street, Eastbourne	Zoning does not coincide with lived experience Limits of computer modelling Overlay does not align with zones illustrated in model build report Measures undertaken by HCC/WW to mitigate runoff Refer to original submission for full reasons
Stephanie Middleton	352	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay 15 Whiorau Grove	Oppose	Seeks that the Medium and High Flood Hazard Overlay is removed from 15 Whiorau Grove, Lowry Bay, and that the entirety of the property shown purely as “low risk”, consistent with the general sweep of surrounding properties.	Accuracy of modelling. Not based on input from geotechnical engineer or an on-site inspection. Impacts on property value and insurance. (refer to original submission for full reasons).
Te Rūnanga o Toa Rangatira	353	1a	Tangata Whenua	Section 5 - Ngāti Toa Rangatira Claims Settlement Act 2014	Support in part	Amend Section 5 of the introduction as follows: "Concerning Statutory Acknowledgements, the Ngāti Toa Rangatira Claims Settlement Act: • Requires relevant consent authorities to have regard to ~~Taranaki Whanui's statutory acknowledgements~~ the statutory acknowledgements of Ngāti Toa Rangatira (section 26). "	No reasons given specific to this relief, see original submission.
Te Rūnanga o Toa Rangatira	353	1b	Tangata Whenua	Entire chapter	Support in part	Retain chapter as notified, with amendments identified in submission point 353.1a	This chapter acknowledges the statutory context of engagement and partnership with iwi, recognises the relationship of tangata whenua with the land and resources and articulates matters of significance, as well as important principles and values.
Te Rūnanga o Toa Rangatira	353	2a	PK - Papakāinga	PK-O1 - Objective (Provision for Papakāinga)	Support in part	Amend Objective PK-O1 as follows: "Mana whenua ~~Māori with ancestral land in Lower Hutt~~ are able to exercise rangatiratanga develop papakāinga on ~~that~~ their ancestral land, supporting the restoration and maintenance of whānau connections to their whenua. Papakāinga can include multi-generational living and a range of other activities that support the community within the papakāinga and are in accordance with tikanga, such as marae, community facilities, educational facilities, and small-scale commercial or agricultural activities."	No reasons given specific to this relief, see original submission.
Te Rūnanga o Toa Rangatira	353	2b	PK - Papakāinga	Entire chapter	Support in part	Retain chapter as notified, with amendments identified in submission point 353.2a	The Papakāinga Chapter in the proposed district plan supports mana whenua to exercise kaitiakitanga over their whenua and develop housing which aligns with traditional forms of living and the aspirations of whānau. Papakāinga also support the reconnection of whānau with their ancestral whenua.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Rūnanga o Toa Rangatira	353	3a	Maps - SASMs	All provisions	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive of the inclusion of the Sites and Areas of Significance to Māori (SASM) Chapter into the proposed district plan, including the related rules, schedule and mapping. We support the provisions within this chapter as they ensure the recognition, protection and maintenance of these sites and the practice of kaitiakitanga, rangatiratanga and mana motuhake by mana whenua. Te Rūnanga o Toa Rangatira appreciates being engaged in the process of identifying sites of significance alongside Taranaki Whānui.
Te Rūnanga o Toa Rangatira	353	3b	SASM - Sites and Areas of Significance to Māori	Entire chapter	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive of the inclusion of the Sites and Areas of Significance to Māori (SASM) Chapter into the proposed district plan, including the related rules, schedule and mapping. We support the provisions within this chapter as they ensure the recognition, protection and maintenance of these sites and the practice of kaitiakitanga, rangatiratanga and mana motuhake by mana whenua. Te Rūnanga o Toa Rangatira appreciates being engaged in the process of identifying sites of significance alongside Taranaki Whānui.
Te Rūnanga o Toa Rangatira	353	3c	SCHED6 - Sites and Areas of Significance to Māori	Entire schedule	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive of the inclusion of the Sites and Areas of Significance to Māori (SASM) Chapter into the proposed district plan, including the related rules, schedule and mapping. We support the provisions within this chapter as they ensure the recognition, protection and maintenance of these sites and the practice of kaitiakitanga, rangatiratanga and mana motuhake by mana whenua. Te Rūnanga o Toa Rangatira appreciates being engaged in the process of identifying sites of significance alongside Taranaki Whānui.
Te Rūnanga o Toa Rangatira	353	4a	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and Residential Zones)	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive of policies ECO-P3 and ECO-P5 within the Ecosystems and Indigenous Biodiversity Chapter. These policies provide for mana whenua to exercise customary harvesting practices and kaitiaki responsibilities to protect, restore and maintain areas of indigenous biodiversity.
Te Rūnanga o Toa Rangatira	353	4b	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5 (Restoring and increasing indigenous biodiversity)	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive of policies ECO-P3 and ECO-P5 within the Ecosystems and Indigenous Biodiversity Chapter. These policies provide for mana whenua to exercise customary harvesting practices and kaitiaki responsibilities to protect, restore and maintain areas of indigenous biodiversity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Rūnanga o Toa Rangatira	353	4c	ECO - Ecosystems and Indigenous Biodiversity	ECO-M5 - Method - Hutt City Council and Wellington Regional Council will work in partnership with Mana Whenua in collaboration with landowners, communities and other stakeholders to restore indigenous biodiversity.	Support	Retain as notified	Hutt City Council and Wellington Regional Council will work in partnership with Mana Whenua in collaboration with landowners, communities and other stakeholders to restore indigenous biodiversity.
Te Rūnanga o Toa Rangatira	353	4d	ECO - Ecosystems and Indigenous Biodiversity	ECO-APP1 (Ecological Impact Reports)	Support	Retain as notified	Requires ecological impact reports to include mātauranga Māori and tikanga Māori assessment methodologies.
Te Rūnanga o Toa Rangatira	353	4e	ECO - Ecosystems and Indigenous Biodiversity	ECO-APP2 (Principles for biodiversity offsetting)	Support	Retain as notified	Identifies principles for biodiversity offsetting with Principle 9 stating the design and implementation of a biodiversity offset is informed by science and mātauranga Māori.
Te Rūnanga o Toa Rangatira	353	4f	ECO - Ecosystems and Indigenous Biodiversity	ECO-APP3 (Principles for biodiversity compensation)	Support	Retain as notified	Identifies principles for biodiversity compensation with Principle 11 stating that the design of biodiversity compensation is informed by science and mātauranga Māori. Additionally, Principle 12 which relates to providing opportunity for effective and early participation of tangata whenua when planning for biodiversity compensation.
Te Rūnanga o Toa Rangatira	353	4g	ECO - Ecosystems and Indigenous Biodiversity	Entire chapter	Support	Retain as notified	Te Rūnanga o Toa Rangatira seek the adoption of the Ecosystems and Indigenous Biodiversity Chapter in the proposed district plan.
Te Rūnanga o Toa Rangatira	353	5a	NATC - Natural Character	All provisions	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive as its intent is for the natural character of coastal and riparian margins to be enhanced and preserved as well as protected from inappropriate subdivision, use and development.
Te Rūnanga o Toa Rangatira	353	5b	NATC - Natural Character	NATC-O1 (Natural character of coastal margins and riparian margins)	Support	Retain as notified	Te Rūnanga o Toa Rangatira are supportive as its intent is for the natural character of coastal and riparian margins to be enhanced and preserved as well as protected from inappropriate subdivision, use and development.
Te Rūnanga o Toa Rangatira	353	5c	NATC - Natural Character	NATC-P1 (Customary harvesting within coastal margins and riparian margins)	Support	Retain as notified	To allow for customary harvesting by Mana Whenua within coastal margins and riparian margins in accordance with tikanga Māori.
Te Rūnanga o Toa Rangatira	353	5d	NATC - Natural Character	NATC-P2 (Restoration and enhancement within coastal margins and riparian margins)	Support	Retain as notified	To provide for mana whenua to exercise their kaitiaki role to protect, restore and maintain the natural character of coastal and riparian margins.
Te Rūnanga o Toa Rangatira	353	5e	NATC - Natural Character	NATC-R1 (Customary harvesting by Mana Whenua within coastal margins and riparian margins)	Support	Retain as notified	Provides for customary harvesting by Mana Whenua in Outstanding Natural Features and Landscapes as a permitted activity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Rūnanga o Toa Rangatira	353	6a	NFL - Natural Features and Landscapes	Entire chapter	Support	Retain as notified	Turakirae Head is of significance to Ngāti Toa Rangatira as a pouwhenua and a marker of the extent of our rohe.
Te Rūnanga o Toa Rangatira	353	6b	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Retain as notified	To protect Outstanding Natural Features and Landscapes from inappropriate subdivision, land use and development.
Te Rūnanga o Toa Rangatira	353	6c	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Support	Retain as notified	Allows for customary harvesting by Mana Whenua within Outstanding Natural Features and Landscapes in accordance with tikanga Māori.
Te Rūnanga o Toa Rangatira	353	6d	NFL - Natural Features and Landscapes	NFL-P3 (Restoration and enhancement in Outstanding Natural Features and Landscapes)	Support	Retain as notified	Provides for restoration or rehabilitation undertaken by Mana Whenua to exercise their role as kaitiaki and protect, restore and maintain areas with outstanding landscape values.
Te Rūnanga o Toa Rangatira	353	6e	NFL - Natural Features and Landscapes	NFL-R1 (Customary harvesting by Mana Whenua in Outstanding Natural Features and Landscapes)	Support	Retain as notified	Provides for customary harvesting by Mana Whenua in Outstanding Natural Features and Landscapes as a permitted activity.
Te Rūnanga o Toa Rangatira	353	6f	SCHED4 - Outstanding Natural Features and Landscapes	ONF-1 Turakirae Head ONF	Support	Retain as notified (inferred - refer to original submission)	Turakirae Head is of significance to Ngāti Toa Rangatira as a pouwhenua and a marker of the extent of our rohe.
Te Rūnanga o Toa Rangatira	353	7a	CE - Coastal Environment (General)	CE-O1 (Coastal Environment)	Support	Retain as notified	Maintenance, restoration and enhancement of natural character within the landward extent of the coastal environment.
Te Rūnanga o Toa Rangatira	353	7b	CE - Coastal Environment (General)	CE-O2 (High, Very High and Outstanding Coastal Natural Character Areas)	Support	Retain as notified	Identified characteristics and values of High, Very High and Outstanding Coastal Natural Character Areas in the landward extent of the coastal environment to be preserved and protected from inappropriate subdivision, use and development.
Te Rūnanga o Toa Rangatira	353	7c	CE - Coastal Environment (General)	CE-P3 (Customary harvesting in the coastal environment)	Support	Retain as notified	Provide for customary harvesting by Mana Whenua within the landward extent of the coastal environment in accordance with tikanga Māori.
Te Rūnanga o Toa Rangatira	353	7d	CE - Coastal Environment (General)	CE-R1 (Customary harvesting in the coastal environment)	Support	Retain as notified	Provides for customary harvesting by Tangata Whenua in the Coastal Environment as a permitted activity.
Te Rūnanga o Toa Rangatira	353	7e	CE - Coastal Environment (General)	Entire chapter	Support	Retain as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Rūnanga o Toa Rangatira	353	8a	NESSD - Strategic Direction - Natural Environment	NESD-O1 (Te Awa Kairangi/Hutt River)	Support	Retain as notified	To restore and protect the health and wellbeing of Te Awa Kairangi
Te Rūnanga o Toa Rangatira	353	8b	NESSD - Strategic Direction - Natural Environment	NESD-O2 (Significant Water Bodies)	Support	Retain as notified	To protect the values of significant water bodies including Te Awa Kairangi.
Te Rūnanga o Toa Rangatira	353	8c	Maps - SASMs	Te Awa Kairangi	Support	Retain as notified	The provisions within the SASM Chapter align with submission on the draft district plan seeking further enhancement and protection of Te Awa Kairangi.
Te Rūnanga o Toa Rangatira	353	8d	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Support	Retain as notified	To avoid degradation of the mauri of sites and areas listed as Ngā Awa o te Takiwā as a result of activities including cemeteries, landfills, wastewater treatment plants and earthworks.
Te Rūnanga o Toa Rangatira	353	9	Maps - Zoning / Moves between categories	General Rural Zone - 30 Benmore Crescent	Oppose	Rezone 30 Benmore Crescent to special purpose industrial zone.	Supportive of the concept of a resource recovery park and exploring a range of other commercial and/or industrial uses on the property. Land has a number of key constraints. Special purpose industrial zone could provide for development alongside managing adverse effects on surrounding zones, local community and environment (refer to original submission for full reasons).
Duane Pirimona and Alison Pirimona	354	1	Maps - Zoning / Rural	General Rural Zone - 43 Crowther Road	Oppose	Rezone 43 Crowther Road, Wainuiomata to Rural Lifestyle Zone	Attributes of the property (would be better suited to a Rural Lifestyle classification. There is very little, if any, difference between property and those on the eastern side of Crowther Road (refer to original submission for full reasons).
Duane Pirimona and Alison Pirimona	354	2	Maps - Other	Highly Productive Land Overlay - 43 Crowther Road	Oppose	Remove Highly Productive Land Overlay from 43 Crowther Road, if submission point 354.1 not accepted (we believe if rezoning is approved there would be no need for the HPL overlay as it only applies to Rural zoned land)	43 Crowther Road is not suitable for commercially viable primary production. We believe this soil type is currently being removed from the National Policy Statement for Highly Productive Land. (refer to original submission for full reasons).
Rachael Trudgeon	355	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Proximity of waste transfer station and impacts on residents and wildlife (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Richard Holt	356	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Richard Holt	356	2	Benmore Crescent - General	None	Oppose	Seeks that waste transfer station does not go ahead (inferred, refer to original submission)	No need for waste transfer station Other places available not so close to neighbours Concerned about impact on roundabout
Melissa Bahler	357	1	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred - refer to original submission)	I do not support this rule and expect that my private property rights are remain as they are and do not have special dispensations
Melissa Bahler	357	2	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred - refer to original submission)	Accidental discovery protocol already covered by common law.
Melissa Bahler	357	3	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred - refer to original submission)	It is inconsistent with property rights and with the productive use and development of land. Identification of SASMs and supporting evidence Refer to original submission for full reasons
Derek Locke	358	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 358.2a to 358.23 are accepted	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Derek Locke	358	2a	SCHED6 - Sites and Areas of Significance to Māori	All SASMs	Oppose	Delete Schedule (refer to original submission)	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Derek Locke	358	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Derek Locke	358	2c	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Derek Locke	358	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be justified in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Derek Locke	358	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Derek Locke	358	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Derek Locke	358	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause ("mana motuhake") and the reference to "contemporary connections" appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons
Derek Locke	358	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 358.2b are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Derek Locke	358	8	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Derek Locke	358	9	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 358.2b is accepted	Reasons given not specific to this relief, see original submission
Derek Locke	358	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Derek Locke	358	11a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Derek Locke	358	11b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 358.2c)	Reasons given not specific to this relief, see original submission
Derek Locke	358	12	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Derek Locke	358	13	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 358.2b)	Reasons given not specific to this relief, see original submission
Derek Locke	358	14	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Derek Locke	358	15	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation~~, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation~~. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Derek Locke	358	16	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Derek Locke	358	17	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 358.2b Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Derek Locke	358	18	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Derek Locke	358	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 358.2b)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Derek Locke	358	20	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Derek Locke	358	21	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 358.17	No specific reasons given in relation to this submission point, refers to submission point 358.17
Derek Locke	358	22a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Derek Locke	358	22b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 358.2b)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Derek Locke	358	22c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 358.2b)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Derek Locke	358	22d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Derek Locke	358	22e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Derek Locke	358	23	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 358.2b. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Withdrawn	359	1	–	–	–	–	–
Warren Bolger	360	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 360.2a to 360.23 are accepted	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Warren Bolger	360	2a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Warren Bolger	360	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Warren Bolger	360	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be justified in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Warren Bolger	360	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Warren Bolger	360	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Warren Bolger	360	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause ("mana motuhake") and the reference to "contemporary connections" appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons
Warren Bolger	360	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 360.2a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Warren Bolger	360	8	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Warren Bolger	360	9	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 360.2a is accepted	Reasons given not specific to this relief, see original submission
Warren Bolger	360	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Warren Bolger	360	11a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Warren Bolger	360	11b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 360.2b)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Warren Bolger	360	12	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Warren Bolger	360	13	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 360.2a)	Reasons given not specific to this relief, see original submission
Warren Bolger	360	14	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Warren Bolger	360	15	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation~~, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation~~. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Warren Bolger	360	16	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Warren Bolger	360	17	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 360.2a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Warren Bolger	360	18	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Warren Bolger	360	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 360.2a)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Warren Bolger	360	20	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Warren Bolger	360	21	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 360.17	No specific reasons given in relation to this submission point, refers to submission point 360.17
Warren Bolger	360	22a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Warren Bolger	360	22b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 360.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Warren Bolger	360	22c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 360.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Warren Bolger	360	22d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Warren Bolger	360	22e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Warren Bolger	360	23	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 360.2a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Kent Parker	361	1	Maps - SASMs	Category 2 SASMs	Amend	Seeks that private properties are removed from Category 2 Sites and Areas of Significance to Māori	Proposed rules undermine private property rights. Refer to original submission for full reasons.
Kent Parker	361	2	SCHED6 - Sites and Areas of Significance to Māori	Whiorau-Lowry Bay (category 2)	Amend	Seeks that the Whiorau-Lowry Bay (category 2) SASM is reassessed, "and if there is solid evidence of it being a place of significant Māori food gathering before the 1855 earthquake, it should be considered a Category 3 area".	1855 earthquake drastically changed the Lowry Bay landscape and its suitability for food gathering. Land subsequently developed for residential home, no evidence of ongoing or past cultural significance
Kent Parker	361	3	SASM - Sites and Areas of Significance to Māori	All provisions	Amend	Seeks that "the rules requiring private landowners to get resource consent or cultural consultation for changes to their land", are removed or modified	Proposed rules undermine private property rights. Refer to original submission for full reasons.
Kent Parker	361	4	SASM - Sites and Areas of Significance to Māori	All provisions	Other/Not stated	Seeks that there is a "focus on using public land or areas with existing Māori ownership, rather than imposing restrictions on private landowners"	There is a lot of public land in the Hutt Valley, which could be used to share Māori stories and celebrate heritage without interfering with private land. Refer to original submission for full reasons and examples.
Kent Parker	361	5	SASM - Sites and Areas of Significance to Māori	All provisions	Other/Not stated	Seeks that there is a "more transparent and open process in the future, so everyone’s concerns are heard before decisions are made."	Rules and areas weren't clear in early drafts of the District Plan Property owners weren't adequately notified, first advice was a letter advising restrictions took effect immediately The impact of the rules were downplayed Refer to original submission for full reasons
Harry and Joyce Wild	362	1	Maps - Zoning / Residential	Medium Density Residential Zone - 9 Ashburn Road and neighbouring properties, particularly 30 Pencarrow Crescent Wainuiomata	Oppose	Rezone 9 Ashburn Road and neighbouring properties, particularly 30 Pencarrow Crescent Wainuiomata as Large Lot Residential.	Area has large lot sections and minimal neighbours. Caveats on properties allow only a single dwelling. Three-storey semi-detached, terrace housing and low-rise apartments on neighbouring properties will cause visual intrusions, reduced sun exposure, additional noise pollution and loss of privacy. Impact on lifestyle. Compatibility of the area and characteristics of neighbourhood.
Sandra Michel-Shanks	363	1	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Support in part	Not specified, see original submission for details.	Reasons given not specific to this relief, see original submission
Sandra Michel-Shanks	363	2	NH - Natural Hazards	Whole chapter	Support in part	Not specified, see original submission for details.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sandra Michel-Shanks	363	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 39 Dalton Grove, Stokes Valley	Amend	Remove the Slope Assessment Overlay from 39 Dalton Grove, Stokes Valley	No history of slips on property, much of site is flat, impacts on economic wellbeing, low likelihood of instability, insurance costs, value of land. See original submission for full reasons.
Wainuiomata Rural Community Association Incorporated	364	1	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1 (Exotic vegetation removal)	Support	Seeks that the permitted status for removal of exotic vegetation in all zones is retained.	Reasons given not specific to this relief, see original submission
Wainuiomata Rural Community Association Incorporated	364	2	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Support	Seeks that the permitted status for removal of indigenous vegetation in the rural zones is retained.	Reasons given not specific to this relief, see original submission
Wainuiomata Rural Community Association Incorporated	364	3a	SUB - Subdivision	SUB-S1 (Allotment size)	Amend	Amend clause (5) of the standard to increase the minimum lot size for the Rural Residential Zone to 2 hectares.	Water and air pollution, electricity supply, road usage, rubbish collection and the rural character of the area. Large difference between Rural Residential and General Rural rules. (Refer to original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	3b	Maps - Zoning / Rural	Rural Residential Zone - Moores Valley Road	Amend	Seeks that large parcels at the end of Moores Valley Road are rezoned to General Rural Zone	The effects on the road and streams. We also object on the grounds of the effects upon the rural character of the area. (Refer to the original submission for the full reasons)
Wainuiomata Rural Community Association Incorporated	364	4	SUB - Subdivision	SUB-S1 (Allotment size)	Amend	Amend clause (4) of the standard to reduce the minimum lot size for the General Rural Zone to 7 hectares.	Closing the disparity between the Rural Residential Zone and General Rural Zone. (Refer to the original submission)
Wainuiomata Rural Community Association Incorporated	364	5a	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Amend	Seeks that Outstanding Natural Features and Landscapes are confined to publicly-owned property such as the Parangarahu Recreation Reserve (East Harbour Regional Park) and the Remutaka Forest Park.	There doesn't need to be much private land included as additional ONL areas. The obligation to protect outstanding natural features and landscapes would be met by identifying and protecting the Forest Parks. (Refer to the original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	5b	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Amend	Seeks that Outstanding Natural Features and Landscapes are extended to the rest of East Harbour Regional Park and Belmont Regional Park and other reserves, especially all publicly owned scenic reserves.	The northern part of East Harbour Regional Park is not currently shown as ONL. It is partially shown as High and Very High Coastal Natural Character Area. WRCAI submits that the entirety of the park should be ONL and HVHCNR. (Refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	5c	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Other/Not stated	Seeks that buffer areas and continuity areas are not part of Outstanding Natural Features and Landscapes, because their value is only in being adjacent to the ONFL rather than meeting ONFL criteria in their own right.	Mapping must be clear and certain. It is vital for landowners to have confidence where the boundaries are and be able to translate these from the map onto the ground, because there is a regulatory implication if they cannot. (Refer to the original submission for full reasons)

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Wainuiomata Rural Community Association Incorporated	364	5d	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Other/Not stated	Seeks that affected landowner submissions, with respect to Outstanding Natural Features and Landscapes, are carefully attended to and boundaries adjusted accordingly	Consultation must be meaningful and informative. Landscape information for landowners should include the reasons why the land is classified as significant or outstanding. (Refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	5e	NFL - Natural Features and Landscapes	NFL-P1 (Identification of Outstanding Natural Features and Landscapes)	Amend	Amend policy as follows: "Identify and map Outstanding Natural Features and Landscapes on publicly owned land that meet the majority of criteria, and describe their identified landscape values in SCHED4 - Outstanding Natural Features and Landscapes."	There doesn't need to be much private land included as additional ONL areas. The obligation to protect outstanding natural features and landscapes would be met by identifying and protecting the Forest Parks. (Refer to the original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	6	EW - Earthworks	EW-S1 (Area of earthworks)	Amend	Seeks that the earthworks volume limit for rural zones is increased to 2,000m^2 per 12 months.	To enable normal farming activities.
Wainuiomata Rural Community Association Incorporated	364	7a	EW - Earthworks	EW-S6 (Earthworks for farming tracks)	Support	Seeks that a volume limit is not applicable to earthworks for farming tracks.	Because of the narrow elongated form of tracking earthworks a volume limit is quickly consumed but would not cause the level of adverse effects on amenity nor sedimentation that a more expansive consolidated area of earthworks would.
Wainuiomata Rural Community Association Incorporated	364	7b	EW - Earthworks	Standard (EW-S6 Earthworks for farming tracks)	Amend	Amend to increase the cut-fill face limit to 3.5m.	To enable safe tracking on steep hillsides that make up the terrain of the rural zones in Hutt District, the cut-fill face limit needs to be practical to enable tracks on steep hillsides which is where safe passage is most needed for farm vehicles.
Wainuiomata Rural Community Association Incorporated	364	8	Definitions	Earthworks	Support	Retain the definition as notified	Consistent with the National Planning Standards, excludes cultivation and fence post holes.
Wainuiomata Rural Community Association Incorporated	364	9	EW - Earthworks	Objective EW-O1 (Earthworks)	Support in part	Amend so that "minimises adverse effects" is replaced with "avoids, remedies or mitigates adverse effects".	Supports clause (1) - enables farming earthworks to be undertaken in the rural zones. Relief requested to be more consistent with section 4 of the RMA. (see original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	10a	EW - Earthworks	EW-R4 (Earthworks for maintaining or constructing farming tracks)	Support in part	Seeks that permitted activity status of farm tracks is retained (inferred - refer to original submission).	Farm tracks are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farmland must be enabled by permitted status, otherwise farmers will be forced to compromise their safety.
Wainuiomata Rural Community Association Incorporated	364	10b	EW - Earthworks	EW-R4 (Earthworks for maintaining or constructing farming tracks)	Support in part	Seeks that tracks associated with QEII covenants are permitted along with all necessary work on those tracks and any replacement tracks that may be required in the situation where a track might be washed out or otherwise be inaccessible	Farm tracks are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farmland must be enabled by permitted status, otherwise farmers will be forced to compromise their safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wainuiomata Rural Community Association Incorporated	364	11a	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Retain as notified (inferred - refer to original submission)	Consistent with Section 6(b) of the RMA Particularly supports the focus on only inappropriate development, rather than protection from all development (such as farming where this land use already occurs.) (Refer to original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	11b	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Amend	Amend policy as follows: "Allow for customary harvesting by Mana Whenua within publicly owned Outstanding Natural Features and Landscapes in accordance with tikanga Māori."	The District Plan needs to be clear that access is not available across private land unless with permission from the landowner
Wainuiomata Rural Community Association Incorporated	364	11c	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Other/Not stated	Seeks that "care should be taken with this policy as it applies to the small amount of Maori Freehold land remaining within the district and Land Transfer Act land titles that have been vested as a result of Treaty Settlement. These lands are absolutely also private land and the rule does not in of itself provide for access and allow the activities."	Reasons given not specific to this relief, see original submission
Wainuiomata Rural Community Association Incorporated	364	11d	NFL - Natural Features and Landscapes	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that the activities listed in clause (1) also apply to indigenous vegetation removal in ONFLs in the Coastal Environment.	The maintenance of safety (such as around buildings or existing access tracks) and the clearance for new activities (such as beehives and new tracks) will also need to occur within the coastal areas of an ONFL. (See original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	11e	NFL - Natural Features and Landscapes	NFL-P5 (Existing use and development in Outstanding Natural Features and Landscapes)	Support	Retain policy as notified (inferred - refer to original submission)	Particularly supports clause (2)
Wainuiomata Rural Community Association Incorporated	364	11f	SCHED4 - Outstanding Natural Features and Landscapes	None specific	Amend	Seeks that existing farming land use is acknowldeged in the schedule	To ensure there is a link to NFL-P5.2
Wainuiomata Rural Community Association Incorporated	364	11g	NFL - Natural Features and Landscapes	NFL-P6 (New use and development in Outstanding Natural Features and Landscapes)	Support	Amend policy to include an additional clause for new activities where they are consistent with underlying zoning (such as the rural zone) and with existing land uses (such as farming)	Reasons given not specific to this relief, see original submission
Wainuiomata Rural Community Association Incorporated	364	11h	NFL - Natural Features and Landscapes	NFL-P6 (New use and development in Outstanding Natural Features and Landscapes)	Other/Not stated	Seeks that where a QEII Covenant and a rule differ, that the provisions of the covenant are given precedence.	WRCAI submits that the council needs to take into account the provisions of QEII covenants. Where a covenant allows for, or in fact requires activities it should be accepted that these are for the purpose of the enhancement of the covenant and therefore should be given precedence.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wainuiomata Rural Community Association Incorporated	364	12a	SCHED4 - Outstanding Natural Features and Landscapes	All ONFLs	Amend	Seeks that for Outstanding Natural Features and Landscapes, the following information is included for each ONFL: • What criteria the ONFL meets; • What land uses are currently present on the ONFL, particularly if primary production land use is present. • What the land ownership consists of: either fully within public land or privately owned. • Whether or not the site is available for public access. • Whether or not any covenant applies.	WRCAI supports the use of criteria to ensure that identification has a robust process and is not arbitrary. Most of the criteria should be met before a site is classified as an ONFL. Some of the criteria on their own will not be robust enough. Listing what criteria the ONFL meets will be important when assessing if a proposed activity is consistent with the ONFL values and can be considered appropriate. (See original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	12b	SCHED4 - Outstanding Natural Features and Landscapes	All ONFLs	Amend	Seeks that boundaries and information of Outstanding Natural Features and Landscapes, are adjusted according to landowner submissions, and actively farmed areas are removed out of ONFL classification.	Landowners have an intimate knowledge of their land and will be vital for ground-truthing ONFLs and ensuring boundaries are correct.
Wainuiomata Rural Community Association Incorporated	364	12c	Maps - Natural Environment Values Overlays	All ONFLs	Amend	Seeks that the boundaries of the Outstanding Natural Features and Landscapes are limited to publicly-owned land and do not cross over to private property.	ONFs are extending into private property and this fact has not clearly been communicated to affected landowners. (See original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	13a	NFL - Natural Features and Landscapes	NFL-R2 (Restoration and enhancement activities in Outstanding Natural Features and Landscapes)	Support	Seeks that permitted activity status, including for pest and weed control, is retained (inferred - refer to original submission).	It is important that restoration and enhancement are permitted to ensure that there is no regulatory disincentive or hindrance to carry out these activities.
Wainuiomata Rural Community Association Incorporated	364	13b	NFL - Natural Features and Landscapes	NFL-R2 (Restoration and enhancement activities in Outstanding Natural Features and Landscapes)	Support	Seeks that permitted activity status of activities in accordance with QEII and other covenants, is retained (inferred - refer to original submission).	Private covenants, especially QEII covenants and their provisions should be given priority over ONF and ONL rules.
Wainuiomata Rural Community Association Incorporated	364	14a	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that the permitted rule NFL-R3.1, also applies within the Coastal Environment.	Reasons given not specific to this relief, see original submission
Wainuiomata Rural Community Association Incorporated	364	14b	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that clearance to meet the Electricity (Hazards from Trees) Regulations 2003 is also included as a permitted activity. Private landowners as well as electricity providers will need to carry out clearance to secure their supply.	Private landowners must be allowed to maintain their electricity supply on their own property. Where a powerline branches off the distribution line to supply a private house, it is the landowner's responsibility to maintain their own line.
Wainuiomata Rural Community Association Incorporated	364	14c	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that maintenance of existing farm tracks and fences, as well as clearance for new, is provided for as permitted activity in clause 1(a)(viii)	Scattered indigenous vegetation such as manuka, kanuka and toitoi can start to grow and because they are not palatable to livestock can become established and be detrimental to pasture. Removing scattered specimens from pasture will not have adverse effects on the ONFL values.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wainuiomata Rural Community Association Incorporated	364	14d	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that a new clause is included to provide for the clearance of scattered indigenous vegetation to maintain existing productive land, as permitted.	The area thresholds of 100m^2 and 200m2 are much too small for the activities to be carried out as permitted.
Wainuiomata Rural Community Association Incorporated	364	14e	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that the standard NFL-S1 does not apply to the permitted activities in NFLR3.1.	The area thresholds of 100m^2 and 200m^2 are much too small for the activities to be carried out as permitted.
Wainuiomata Rural Community Association Incorporated	364	15	NFL - Natural Features and Landscapes	Rule NFL-R7 (New farming fences in Outstanding Natural Features and Landscapes)	Amend	Seeks that permitted activity status for fences is retained, and expanded so that it is not limited to post-and-wire fences (inferred - refer to original submission).	WRCAI supports the permitted status of fences in ONFLs, although the restriction to only post and wire is unnecessary. (Refer to original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	16a	NFL - Natural Features and Landscapes	NFL-R8 (Additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Support	Retain permitted activity status in clause (1) - (inferred - refer to original submission)	WRCAI supports the permitted status of additions to buildings and structures in ONLs.
Wainuiomata Rural Community Association Incorporated	364	16b	NFL - Natural Features and Landscapes	NFL-R9 (New buildings and structures in Outstanding Natural Features and Landscapes)	Support	Retain permitted activity status in clause (1) - (inferred - refer to original submission)	Permitted status for new buildings that are associated with an established land use, such as new farm building on land used for farming, is supported in ONLs.
Wainuiomata Rural Community Association Incorporated	364	17a	NFL - Natural Features and Landscapes	NFL-S1 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that the area limits in the standard are not applicable to Rule NFL-R3, .	The 100m2 and 200m2 standards are too small for the necessary activities listed in NFL-R3 to occur as permitted It is unclear how the area limits in NFL-S1 interact with the activity-based rule in NFL-R3. (refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	17b	CE - Coastal Environment (General)	CE-S1 (Indigenous vegetation removal within High and Very High Coastal Natural Character Areas)	Amend	Seeks that the coastal environment has the same area standards as the ONFL standards.	It is unclear how the area limits in CE-S1 interact with the activity-based rule in CE-R3. (refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	18	NFL - Natural Features and Landscapes	NFL-S2 (New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Amend	Seeks that the area limits for farm buildings within ONFLs are the same as those which apply in the Rural Zone chapter.	50m2 is much too small for a useful and functional farm building. The underlying zone floor area standards will be sufficient to maintain the values of the ONFL. (Refer to original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	19	NATC - Natural Character	NATC-R6 (Construction of farming fences within coastal margins and riparian margins)	Amend	Seeks that the permitted activity status for fences is extended beyond post and rail fences (inferred - refer to original submission).	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wainuiomata Rural Community Association Incorporated	364	20	NOISE - Noise	Note on application of noise rules	Support	Retain note (i), relating to exemption from noise rules and standards for rural vehicles and machinery used on a seasonal or intermittent in the Rural Zones, as notified	Reasons given not specific to this relief, see original submission
Wainuiomata Rural Community Association Incorporated	364	21	Maps - Other	Highly Productive Land Overlay	Oppose in part	Remove Highly Productive Land Overlay from rural zoned properties	Mapping this overlay is a role for the GWRC. The current methodology for determining the HPLO is to map Land Use Capability Levels 1, 2 & 3. The underlying data is not fit for purpose for the mapping of land within the district. (Refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	22	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Remove the Slope Assessment Overlay from rural zoned properties	The overlay is inconsistent. The description of the overlay indicates that it relates to the establishment of houses. The overlay is not appropriate for a General Rural property with access constraints.
Wainuiomata Rural Community Association Incorporated	364	23	PA - Public Access	PA-O1 (Maintenance and enhancement of public access)	Amend	Amend objective as follows: "Public access to and along rivers, lakes, and the coastal marine area is maintained and enhanced where appropriate, in a way that respects private property."	The District Plan must not override landowners right to grant or deny access over their private property. Refer to original submission for full reasons.
Wainuiomata Rural Community Association Incorporated	364	24	PA - Public Access	PA-P3 (Restriction of public access)	Amend	Amend to include an additional sub-clause for clause (1) for private property as a matter where it is appropriate to restrict public access.	Public access over private property is only at the landowner's permission and the District Plan must not compel public access. (Refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	25a	SASM - Sites and Areas of Significance to Māori	Whole chapter	Oppose	Seeks that the chapter be withdrawn and revised	WRCAI submits that the statutory acknowledgements associated with Treaty Settlements do not affect private land. WRCAI submits that the areas of statutory acknowledgement do not include private rural land in the wider Wainuiomata area. (Refer to original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	25b	Maps - SASMs	All SASMs	Oppose	Seeks that the SASMs overlay is withdrawn and revised.	Concern with accuracy of mapping and inclusion of privately owned land (refer to original submission for full reasons)
Wainuiomata Rural Community Association Incorporated	364	26a	EW - Earthworks	EW-S9 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose in part	Seeks that the standard is amended to provide a higher area threshold for farming activities than the $50m^2$ area limit (inferred - refer to original submission)	The area limit of $50m^2$ is much too small for normal farming activities to occur within that area. (Refer to original submission for full reasons).
Wainuiomata Rural Community Association Incorporated	364	26b	EW - Earthworks	EW-S9 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose in part	Seeks that earthworks restrictions on Sites and Areas of Significance to Māori, are limited to known and long-defined area of land disturbance or other long identified features, for instance known pā site earthworks (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Steve Full and Andrea Bason	365	1	Maps - Other	Highly Productive Land Overlay	Oppose	Seeks that the Highly Productive Land Overlay is amended to exclude LUC class 3	As per new direction from government. Overlays are very inaccurate and outdated. Land in the Hutt Valley is not Highly Productive.
Steve Full and Andrea Bason	365	2	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that, if submission point 365.1 is not accepted, then all associated costs with HPL consent applications should be waived until accurate mapping is completed.	Restrictions are unreasonable. Almost all activities within HPL areas will be non complying unless it's for food and fibre production. Overlays are very inaccurate and outdated. Land in the Hutt Valley is not Highly Productive. Government is committed to removing LUC 3 from Highly Productive land
Steve Full and Andrea Bason	365	3	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes	Oppose in part	Seeks that Outstanding Natural Landscapes are only applied to public land and not private land without permission from affected landowners	Inaccurate and inconsistent mapping, expert bias, makes some private properties uneconomic.
Steve Full and Andrea Bason	365	4	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Oppose	Seeks that the policy is deleted or amended to reference Customary Harvesting Rights for Māori only for public land and not private land (inferred - refer to original submission).	No clear evidence, Harvesting Rights is not defined. No defined terms for what "harvesting rights" mean
Steve Full and Andrea Bason	365	5	NFL - Natural Features and Landscapes	NFL-S2 (New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Oppose	Seeks that the standard is deleted or amended to increase building size threshold in standard (inferred - refer to original submission)	Standard is exceptionally unreasonable
Steve Full and Andrea Bason	365	6	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose	Seeks that clause 1(a) is amended to widen the exclusions which are provided for as permitted activities, including widening track clearance exclusion from 2.5m to 4m (inferred - refer to original submission)	Track clearance exclusions are unpractical Unreasonably restrictive, devalues properties, creates fire hazards
Steve Full and Andrea Bason	365	7	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes	Oppose in part	Seeks that the Outstanding Natural Landscape overlay is amended so that there is a maximum of 30% coverage of any single property.	Otherwise it will take away almost all property rights with no compensation
Steve Full and Andrea Bason	365	8	EW - Earthworks	EW-S4 (Transport of cut and fill material)	Support	Retain provision	Supports 400m3 threshold. Will help reduce truck milage which in effect will reduce carbon emissions. Will allow for recycling of materials.
Steve Full and Andrea Bason	365	9	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose in part	Amend standard to increase threshold for soil disturbance in general rural areas from 1,000m2 to at least 4,000m2, or 2,000m2 per each 4 hectares of land in general rural	To keep the scale comparable to other zones
Steve Full and Andrea Bason	365	10	EW - Earthworks	EW-S2 (Cut height and fill depth)	Oppose in part	Amend clause 1(b) to increase standard from 1.5m to 2.0m in General Rural Zone (refer to original submission)	Reasons given not specific to this relief, see original submission
Steve Full and Andrea Bason	365	11	EW - Earthworks	EW-S10 (Earthworks within Outstanding Natural Features and Outstanding Natural Landscapes)	Oppose	Seeks that requirements within standard pertaining to Outstanding Natural Landscapes are deleted (inferred - refer to original submission)	ONL's should only be on private property with landowners consent
Steve Full and Andrea Bason	365	12	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	More flexibility for more logical and practical subdivisions to suit the lay of the land, keeping the over all average minimum size of 7 hectares. Provides for some subdivision, keeps the open space amenity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Steve Full and Andrea Bason	365	13	GRUZ - General Rural Zone	GRUZ-R6 (Residential activities)	Support	Retain rule as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Steve Full and Andrea Bason	365	14	GRUZ - General Rural Zone	GRUZ -R12 (Visitor accommodation)	Support	Retain rule as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Steve Full and Andrea Bason	365	15	FC - Financial Contributions	FC-S3 (Amount of financial contributions - Reserves)	Oppose	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	General Rural Zone takes pressure off existing parks and reserves areas and 50% increase in cost is unreasonable.
Steve Full and Andrea Bason	365	16	Maps - SASMs	All SASMs	Oppose in part	Seeks that all SASMs that don't have clear evidence are put under category 3 until they are truly justified.	Property owners not consulted, Maps introduced at the 11th hour, No evidence, Mapping seems very over-reaching and unspecific, supports SASMs where there is clear scientific or historical evidence.
Denise Anglesey	366	1	SASM - Sites and Areas of Significance to Māori	Entire SASMs chapter	Oppose	Delete SASM provisions.	The process the Council has followed for the identification of SASMs has been inadequate. The definition of category 2 and 3 SASMs is arbitrary and is based only on what Mana Whenua have told the Council, with the only cross-check being a desktop review. The values of the SASMs have not been identified. This robs the Proposed District Plan of any content, as many of the sites no longer physically exist, leaving the question of what is left to protect. The Council has failed to carry out even a basic assessment of costs to landowners and the community from restricting land use and development. The Council wrongly believes that the RMA requires it to act as it has, and that any cost to landowners and the community is a sacrifice it is willing to make to protect cultural and spiritual values it isn't able to identify. (see original submission for full reasons)
Denise Anglesey	366	2	NH - Natural Hazards	Entire Natural Hazards chapter	Oppose	Seeks to remove overreach placed on private properties in relation to flooding, slips etc (inferred).	Overreach placed on private properties. Understands that models are based on the Jacobs report, which is extreme in its modelling predictions.
Patricia Cleland	367	1	SASM - Sites and Areas of Significance to Māori	Entire SASMs chapter	Oppose	Reconsider and refine the provisions.	Protection of Māori cultural heritage must not come at the expense of clarity, fairness, or fundamental property rights. The current proposal lacks sufficient detail, transparency, and practical guidance. (see original submission for full reasons)
Patricia Cleland	367	2	NH - Natural Hazards	Overlays	Oppose	Interrogate scope of overlays, including slopes, foreshore and hazard areas, for justification, transparency and evidence.	Concerns with justification, transparency and evidence, particularly regarding slopes, foreshore and hazards areas.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Elizabeth Knight	368	17	Maps - SASMs	Whiorau-Lowry Bay (category 2)	Oppose	Seeks that the Whiorau-Lowry Bay (category 2) SASM is removed from 11 Dillon Street, Lowry Bay and all other residential properties within Lowry Bay	Inadequate evidence and justification for SASM Modification of environment Burden on property owners No obvious nexus between size of residential development and preservation and protection of a SASM Refer to original submission for full reasons
Elizabeth Knight	368	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Seeks that the requirements of SASM-R4 are "removed from 11 Dillon Street and all other residential propertty within Lowry Bay"	Inadequate evidence and justification for SASM Modification of environment Burden on property owners No obvious nexus between size of residential development and preservation and protection of a SASM Refer to original submission for full reasons
Elizabeth Knight	368	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Seeks that clause 2(b) o f the rule is amended to "permit residential buildings of 400 sqm in keeping with the majority of homes in this suburb which are large detached houses with driveways, garages, pools, tennis courts and outbuildings"	Inadequate evidence and justification for SASM Modification of environment Burden on property owners No obvious nexus between size of residential development and preservation and protection of a SASM Refer to original submission for full reasons
Elizabeth Knight	368	20	SCHED6 - Sites and Areas of Significance to Māori	Whiorau-Lowry Bay (category 2)	Oppose	Seeks that if submission point 368.17 is not accepted, then there is greater clarity about "both the criteria applied to establish the areas proposed significance and the remedies available to property owners in the event of consultation with Māori is required. Further clarity on how private property ownership rights intersect with SASM interests is also required" (refer to original submission)	Inadequate evidence and justification for SASM Modification of environment Burden on property owners No obvious nexus between size of residential development and preservation and protection of a SASM Refer to original submission for full reasons
Grant and Kristin Gunn	369	1a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Inaccuracies in maps presented. No historical evidence to support requirement. Future modelling is untested and is a guide only. Its use is not appropriate on private properties especially in areas of low historic flooding.
Grant and Kristin Gunn	369	1b	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose	Seeks that "compliance requirement in existing properties, [is removed,] where the existing property does not meet this standard." (refer to original submission)	The risks can be mitigated by HCC and Wellington Water not shifted to private owners to resolve through building changes to each property
Grant and Kristin Gunn	369	1c	NH - Natural Hazards	NH-P9, NH-R9	Oppose	Seeks that "the requirement within Medium Flood Hazard overlays for all subdivision, use and development to provide for unimpeded and unobstructed conveyancing of flood waters" is removed.	This will require major changes to property and a major loss of utilisation and value.
Grant and Kristin Gunn	369	1d	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Grant and Kristin Gunn	369	2a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that, there is recognition in the District Plan that flood risk exists and some areas historically have been affected, but do not place any Flood Hazard Overlay (inferred) on individual properties (relief sought in submission points 369.2 is presented as an "alternative solution" to relief sought in submission points 369.1 - refer to original submission)	Maps are not accurate and place unnecessary burden on landowners
Grant and Kristin Gunn	369	2b	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that HCC ensure the building consent processes consider the type of construction for new standalone structures where the existing construction meets the new hazard rules. Otherwise the ODP rules apply. (relief sought in submission points 369.2 is presented as an "alternative solution" to relief sought in submission points 369.1 - refer to original submission)	Reasons given not specific to this relief, see original submission
Grant and Kristin Gunn	369	2c	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose in part	Delete rule (inferred) (relief sought in submission points 369.2 is presented as an "alternative solution" to relief sought in submission points 369.1 - refer to original submission)	Due to the impracticalities of providing finished floor levels to the required standard in existing properties where the balance of the property does not meet this standard. (See original submission for full reasons).
Grant and Kristin Gunn	369	3a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Future modelling is complex, is not site specific and is a model only. Actual data suggests the risk is less.
Grant and Kristin Gunn	369	3b	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose	Seeks that policy is amended as it is "impracticable for private owners to convert to above 1% AEP" (refer to original submission)	Impracticable for private owners to convert to above 1% AEP
Grant and Kristin Gunn	369	3c	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission
Grant and Kristin Gunn	369	4	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 95 Oroua Steet	Oppose	Remove Flood Hazard Overlay from 95 Oroua Street, Eastbourne	Model not designed to assess coastal processes, purpose of the model is for infrastructure planning, not zoning. Accuracy / limitations of model, no site-specific verification. Refer to original submission for full reasons.
Grant and Kristin Gunn	369	5	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay - 95 Oroua Street	Oppose	Remove Coastal Inundation Hazard Overlay, or amend to exclude 95 Oroua Street, Eastbourne (inferred - refer to original submission)	Distance from coast and intervening landforms, inconsistency in application of overlay, timing and uncertainty of sea-level rise projections. Beach gravel accumulation. Refer to original submission for full reasons.
John Harrison	370	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Harrison	370	2	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills)	Oppose	Amend the activity status to Non-complying	Reasons given not specific to this relief, see original submission
John Harrison	370	3	GRUZ - General Rural Zone	GRUZ-R17 (Solid waste transfer stations)	Oppose	Amend the activity status to Non-complying	Reasons given not specific to this relief, see original submission
John Harrison	370	4	Zones	Residential, Rural and Commercial Zones	Oppose (requesting new provision)	Add a policy for each of these zones classifying cleanfills, landfills and solid waste transfer stations, located within 500m of a residential zone, non-complying	Reasons given not specific to this relief, see original submission
Deborah Harrison	371	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Deborah Harrison	371	2	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills)	Oppose	Amend the activity status to Non-complying	Reasons given not specific to this relief, see original submission
Deborah Harrison	371	3	GRUZ - General Rural Zone	GRUZ-R17 (Solid waste transfer stations)	Oppose	Amend the activity status to Non-complying	Reasons given not specific to this relief, see original submission
Deborah Harrison	371	4	Zones	Residential, Rural and Commercial Zones	Oppose (requesting new provision)	Add a policy for each of these zones classifying cleanfills, landfills and solid waste transfer stations, located within 500m of a residential zone, non-complying	Reasons given not specific to this relief, see original submission
Penny Birchall	372	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Penny Birchall	372	2	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills)	Oppose	Amend the activity status to Non-complying	Reasons given not specific to this relief, see original submission
Penny Birchall	372	3	GRUZ - General Rural Zone	GRUZ-R17 (Solid waste transfer stations)	Oppose	Amend the activity status to Non-complying	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Penny Birchall	372	4	Zones	Residential, Rural and Commercial Zones	Oppose (requesting new provision)	Add a policy for each of these zones classifying cleanfills, landfills and solid waste transfer stations, located within 500m of a residential zone, non-complying	Reasons given not specific to this relief, see original submission
Kelson Heights Limited	373	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 64 Waipounamu Drive	Amend	Remove Slope Assessment Overlay from 64 Waipounamu Drive, Kelson.	Slope assessment is not required due to development of the site. Refer to original submission for full reasons.
Kelson Heights Limited	373	2	Maps - Zoning / Open Space	Natural Open Space Zone - 64 Waipounamu Drive	Amend	Rezone the part of 64 Waipounamu Drive, Kelson that is in the Natural Open Space Zone to the Medium Density Residential Zone.	Rezoning will assist in the final development of the site. A hardline boundary between residential and open space zones will cause issues with the construction of retaining or earthworks structures in this area for the current development of the site. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	1	Definitions	Accessory building	Support	Retain as notified	The definition best defines detached ancillary buildings that excludes any minor residential unit. Accessory buildings may be subject to specific fire protection requirements including firefighting water supply and access to reduce any potential fire risks.
Fire and Emergency New Zealand	374	2	Definitions	Emergency service facility	Support	Retain as notified	Definition includes fire stations, administration related to emergency services, vehicle and equipment storage and maintenance, and personnel training. It is vital that the PDP provides for emergency service facilities to better provide for the health, safety, and wellbeing of communities by enabling the establishment of fire stations and the continued operation of existing stations.
Fire and Emergency New Zealand	374	3	Definitions	Functional need	Support	Retain as notified	Fire stations may have a functional need to be located in certain areas, including those with increased risk of natural hazards. Locating fire stations where they have a functional need can help reduce response times to fire events and protect the community more efficiently.
Fire and Emergency New Zealand	374	4	Definitions	Habitable room	Support	Retain as notified	Supports the definition for 'habitable room' as it includes occupied rooms. Habitable rooms may be subject to specific fire protection requirements including firefighting water supply and access to reduce any potential fire risks.
Fire and Emergency New Zealand	374	5	Definitions	Hazardous substance	Support	Retain as notified	Consistent with section 2 of the RMA and references other relevant legislation including the 'Hazardous Substances and New Organisms Act 1996' as a hazardous substance and the 'Hazardous Substances and New Organisms Act 1996'.
Fire and Emergency New Zealand	374	6	Definitions	Natural hazard	Support	Retain as notified	Consistent with section 2 of the RMA.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	7	Definitions	Operational need	Support	Retain as notified	Fire and Emergency supports the definition of 'operational need' as it defines and recognises activities that have a need to operate in certain locations where the activity is specifically required. Fire and Emergency may need to locate and operate in certain areas for logistical reasons in the interest of public health and safety, including areas with increased risk of natural hazards. Allowing fire stations to operate where there is an operational need can help reduce response times to fire events and protect the community more efficiently.
Fire and Emergency New Zealand	374	8	Definitions	Residential activity	Support	Retain as notified	Fire and Emergency supports the definition of 'residential activity' as it includes the use of land and buildings that are primarily for living accommodation. Residential buildings are subject to specific fire protection requirements including firefighting water supply and access to protect people from fire risks.
Fire and Emergency New Zealand	374	9	Definitions	Residential Unit	Support	Retain as notified	Fire and Emergency supports the definition of 'residential unit' as it includes buildings, or part of a building, used for a residential activity (as supported above) and occupied exclusively by one household. Residential units are subject to specific fire protection requirements including firefighting water supply and access to protect people from fire risks.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	10	Definitions	Significant hazardous facility	Support in part	Amend definition as follows: "Means any facility which involves one or more of the following activities: 1. Use and Manufacturing of hazardous substances (including industries using or manufacturing agrochemicals, fertilisers, acids/alkalis, solvents or paints), ... 16. Asphalt/bitumen manufacture or storage. 17. Laboratories, 18. Mainfreight, 19. Ports, 20. Universities, 21. Fine chemical users or producers, 17. The storage and/or use of radioactive materials or radiation sources. 18. The storage and/or treatment of hazardous substances at waste disposal, reuse or recycling facilities (including electronic waste and items containing disposal batteries) or the stockpiling of hazardous substances awaiting reuse, recycling, or treatment at such facilities). The following activities are not considered to be significant hazardous facilities: • the incidental use and storage (including for disposal) of hazardous substances for emergency service activities."	Supports including a definition The current definition and referenced thresholds would not capture a number of hazardous facilities Refer to original submission for full reasons and examples
Fire and Emergency New Zealand	374	11	Definitions	Structure	Support	Retain as notified	Supports the definition for 'structure' as it defines buildings that are fixed / located on land. Structures may be subject to specific fire protection requirements including firefighting water supply and access to reduce any potential fire risks.
Fire and Emergency New Zealand	374	12	Definitions	Temporary Activity	Support	Retain as notified	Supports inclusion of emergency response training.
Fire and Emergency New Zealand	374	13	CCSD - Strategic Direction - Climate Change and Natural Hazards	CCSD-02 (Natural Hazards)	Support	Retain as notified	Supports CCSD-O2 insofar as it seeks to protect people, communities, and property from natural hazards and the potential effects of climate change.
Fire and Emergency New Zealand	374	14a	INFSD - Strategic Direction - Infrastructure	INFSD-O1 (Integration)	Support	Retain as notified	Recognises the benefits of integrated infrastructure including transport and three waters servicing. It is important that adequate infrastructure is in place before the development of new areas, particularly those that are intended to be serviced with a reticulated water supply.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	14b	INFSD - Strategic Direction - Infrastructure	INFSD-O2 (Coordination)	Support	Retain as notified	Recognises the benefits of integrated infrastructure including transport and three waters servicing. It is important that adequate infrastructure is in place before the development of new areas, particularly those that are intended to be serviced with a reticulated water supply.
Fire and Emergency New Zealand	374	15	INFSD - Strategic Direction - Infrastructure	INFSD-O4 (Multi-Modal Land Transport Network)	Support	Retain as notified	Insofar as it promotes the operation of a safe and efficient transport network.
Fire and Emergency New Zealand	374	16	UDSD - Strategic Direction - Urban Form and Development	UDSD-O1 (Well-Functioning Urban Environment)	Support	Retain as notified	Insofar as it promotes the creation of urban environments that provide for the health and safety of communities, now and into the future.
Fire and Emergency New Zealand	374	17	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support	Retain as notified	Insofar as it promotes the development of urban environments that serviced by the necessary infrastructure appropriate to the intensity, scale, and function of the development.
Fire and Emergency New Zealand	374	18	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain as notified	It is important that any adverse effects of infrastructure are balanced against the functional and operational needs of such infrastructure. In particular, the benefits of the provision of a reticulated water supply network and an efficient transport network and vehicle access for the purposes of an efficient emergency response should be recognised when assessing any associated adverse environmental effects.
Fire and Emergency New Zealand	374	19	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support	Retain as notified	Reasons given not specific to this submission point, see original submission
Fire and Emergency New Zealand	374	20	INF - Infrastructure	INF-O4 (Transport network)	Support	Retain as notified	Insofar as it promotes the development of an effective, accessible, and integrated transport network.
Fire and Emergency New Zealand	374	21	iNF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain as notified	Insofar as the policy recognises the benefit that infrastructure provides to public health and safety, including providing a lifeline during emergencies.
Fire and Emergency New Zealand	374	22	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain as notified	Insofar as it promotes the efficient coordination of infrastructure planning and delivery with land use, subdivision, development, and urban growth.
Fire and Emergency New Zealand	374	23	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain as notified	It is important that new infrastructure development does not constrain or compromise the safe and efficient operation of the existing transport network or water supply network level of service available for firefighting.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	24	INF - Infrastructure	INF-P7 (Upgrading and developing the transport network)	Support in part	Amend policy as follows: "Providing for upgrading and developing the transport network where, as far as practicable, it: ... 3. Improves connectivity for and integration between all transport modes, including by: ... b. Allocating adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles, including emergency service/s vehicles, and on-street parking, and... "	Supports policy development of the transport network where the safe and efficient operation of the network is not compromised, and connectivity is maintained or enhanced. Relief requested so that this policy has a suitable matter of discretion for noncompliant road designs with respect to emergency appliance access, which also supports standard INF-S15 and is linked to non-compliance with rules in the Subdivision chapter.
Fire and Emergency New Zealand	374	25	INF - Infrastructure	INF-S15 (Road design)	Support in part	Amend as follows: "... 2. All roads must be designed and constructed in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure, except were superseded by a clause in this standard. ... 6. All roads must be formed with a minimum 4m permanently navigable movement lane, minimum 4m height clearance, and a maximum gradient of 20% for a straight ramp or 10% for curved ramps, to ensure suitable access for firefighting. ..."	Supports the clause that requires all roads to have a minimum 4m permanently navigable movement lane to ensure suitable access for firefighting, as not always provided for in Table 3.2 However, for roads to be accessible to emergency appliances, it is also essential that roads have a maximum negotiable gradient and a minimum height clearance.
Fire and Emergency New Zealand	374	26	INF - Infrastructure	INF-S20 (Removal of indigenous vegetation)	Support	Retain as notified	Insofar as vegetation removal is exempt from the standard if the removal is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017.
Fire and Emergency New Zealand	374	27	THW - Three Waters	THW-O1, THW-P1	Support	Retain as notified	Insofar as the objective and policy encourage future use and development of land in urban areas to be sufficiently supported by existing or planned three waters infrastructure capacity and level of service.
Fire and Emergency New Zealand	374	28	THW - Three Waters	THW-P2 (Three waters infrastructure capacity)	Support	Retain as notified	Insofar as the policy only allows for use and development of land in urban areas, where there is insufficient three waters capacity, when the required three waters network is constructed prior to or in conjunction with the future development.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	29	THW - Three Waters	THW-R1 (New buildings (except accessory buildings), conversions of existing buildings and new allotments)	Support in part	Amend as follows: "1. Activity status: Permitted Where: a. Connection to the existing three water infrastructure achieves compliance with: .... ii. For water supply: The level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, and comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. 2. Activity status: Restricted discretionary Matters of discretion are restricted to: ... 5. The extent to which the proposed water supply, including for firefighting purposes, is sufficient for the development or activity it services."	To ensure that this rule also requires a compliant water supply to also have suitable provision for firefighting water. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	30	THW - Three Waters	New rule - THW-Rxxx (New buildings (except accessory buildings), conversions of existing buildings and new allotments – Rural Zones)	Oppose (requesting new provision)	Add a new rule as follows: "THW-RX New buildings (except accessory buildings), conversions of existing buildings and new allotments – Rural Zones 1. Activity status: Permitted a) Where a connection to a publicly owned reticulated water supply systems is available, all new allotments must: i. Be provided with a water supply connection at the allotment boundary, that meets the requirements of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 6, Tables 6.1 and 6.2), and ii. Comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. b) Where a connection to a publicly owned reticulated water supply systems is not available, all allotments must: i. Be provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L, and ii. Comply with the water supply requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Matters of discretion: 1. The extent to which the proposed water supply is sufficient for the development or activity it serves. 2. The suitability of the proposed water supply for fire-fighting	To ensure that a suitable firefighting water supply is provided to serve new development in the rural environment Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	31	TR - Transport	TR-P3 (Potentially incompatible activities and transport facilities)	Support	Retain as notified	Insofar as it seeks to only allow activities that do not meet standards for provision or design of transport facilities where safe and effective access for firefighting purposes is available.
Fire and Emergency New Zealand	374	32	TR - Transport	TR-P6 (Highly constrained roads)	Support in part	Amend policy follows: "Manage effects on the capacity and safe function on roads which are highly constrained by: ... 3. Only allowing new land use and development within the Highly Constrained Roads Overlay where: ... b. It can be demonstrated that additional motor vehicle trips will not worsen the safe operation of the road, **including the ability to retain suitable access for firefighting,** or ..."	Supports policy intent of policy, however a further consideration should be whether any new development has the potential to worsen the ability for emergency service(s) vehicles and/or personnel to access the site to respond to an emergency.
Fire and Emergency New Zealand	374	33	TR - Transport	TR-R3 (All activities – Trip generation)	Support	Retain as notified	Supports insofar as it permits new activities, subject to zoning, which do not exceed a motor vehicle trip generation threshold as set out in Table 8.
Fire and Emergency New Zealand	374	34	TR - Transport	TR-S1 (Pedestrian and cycling access)	Support in part	Amend standard as follows: "... 2. For firefighting purposes, any pedestrian and cycling access which is the sole access to the activity or site, must comply with the following: ... b. The pedestrian and cycling access must ~~be~~: i. Be no more than 75m in length measured from the road boundary to the furthest point of any existing building or proposed building platform on the site, and ii. Have a minimum clear width of 3m and a minimum height clearance of 4m.	Supports including requirements for firefighting access, with amendments to allow for sufficient and effective hose run, and sufficient width for the manoeuvring of emergency service personnel and equipment for firefighting, medical, rescue and other emergency responses. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	35	TR - Transport	TR-S7 (Driveways)	Support in part	Amend as follows: "... 3. Any driveway for a site located in an area where no fully reticulated water supply system is available, or having a length (see note 1) greater than 75m when connected to a road that has a fully reticulated water supply system including hydrants, must: a. Have a minimum unobstructed width of 4m; b. Have a minimum formed width of 3.5m; c. Have a minimum height clearance of 4m; and d. Be designed to be free of obstacles that could hinder access for emergency service vehicles. x. Have a maximum gradient of 20% (straight ramps), or 10% (curved ramps). Note 1: For the purpose of measuring the driveway length under TRS7(3), this should be measured from the road boundary to the furthest point of any existing building or proposed building platform on the site."	Supports including requirements for firefighting access, with amendments to clarify measurement method, and to control gradient to ensure emergency vehicles can manoeuvre adequately. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	36	HS - Hazardous Substances	HS-R1 (Additions or alterations to existing significant hazardous facilities)	Support in part	Amend rule as follows: " 1. Activity status: Permitted Where: ... c. Where the volume of hazardous substances on-site is to be increased under b., the facility has a proportionate increase in spill containment volume and fire prevention materials."	Supports expanding existing significant hazardous facilities where appropriate controls in place. Relief requested so that So that the risk associated with the release or loss of control of hazardous substances is appropriately mitigated. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	37	NH - Natural Hazards	NH-P1 (Risk-based approach)	Support	Retain as notified	Supports NH-P1 insofar as it promotes a risk-based approach to the management of the effects of subdivision, use and development taking into consideration the operational and/or functional need for some activities (such as fire stations) to locate in Natural Hazard Overlays.
Fire and Emergency New Zealand	374	38a	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain as notified	Supports policy insofar as it recognises that buildings and activities may have an operational and/or functional need to locate in high hazard areas, the Fault Location Area and the Flood Hazard Overlays.
Fire and Emergency New Zealand	374	38b	NH - Natural Hazards	NH-P7 (Subdivision, use and development within the Fault Location Area)	Support	Retain as notified	Supports policy insofar as it recognises that buildings and activities may have an operational and/or functional need to locate in high hazard areas, the Fault Location Area and the Flood Hazard Overlays.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	38c	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Support	Retain as notified	Supports policy insofar as it recognises that buildings and activities may have an operational and/or functional need to locate in high hazard areas, the Fault Location Area and the Flood Hazard Overlays.
Fire and Emergency New Zealand	374	39	NH - Natural Hazards	NH-P11 (Subdivision, Use and development in the Liquefaction Hazard Overlay)	Support	Retain as notified	Particularly supports provision for emergency service facilities in clause (4)
Fire and Emergency New Zealand	374	40	HH - Historical Heritage	HH-P6 (Seismic strengthening, fire safety, and accessibility)	Support	Retain as notified	Supports policy insofar as it provides for seismic strengthening, fire safety, and accessibility upgrades where historic heritage values are protected, as well as the continued use of the building or structure.
Fire and Emergency New Zealand	374	41	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in Natural Open Space Zone and residential zones)	Support	Retain as notified	Supports policy insofar as it seeks to reduce the risk of wildfire through the removal of highly flammable indigenous vegetation near existing residential units in natural open spaces and residential zones.
Fire and Emergency New Zealand	374	42	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Support in part	Amend matters of discretion of rule as follows: "Matters of discretion are restricted to: 3. Positive effects which can only be achieved through non-compliance with ECO-R2.2 or ECO-R2.3, including: ... b. Improved health and safety, <u>including the degree to which the trimming or removal of affected indigenous vegetation will provide for the health and safety of people, property and the environment, through the management of fire risk. "</u>	Supports rule insofar as it permits removal of vegetation in accordance with sections 43 and 64 of the Fire and Emergency New Zealand Act 2017. Relief sought to ensure that fire risk mitigation is considered when assessing applications to trim or remove indigenous vegetation in areas subject to high fire risk.
Fire and Emergency New Zealand	374	43	NATC - Natural Character	NATC-P3 (Indigenous vegetation removal within coastal margins and riparian margins)	Support	Retain as notified	Supports NATC-P3 insofar as it provides for managing fire risk near residential units or rural property through the removal of highly flammable vegetation.
Fire and Emergency New Zealand	374	44	NATC - Natural Character	NATC-R3 (Indigenous vegetation removal within coastal margins and riparian margins)	Support	Retain as notified	Supports NATC-R3 insofar as it permits the removal of indigenous vegetation within coastal and riparian margins where it is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017, and supports the matter of discretion relating to NATC-P3.
Fire and Emergency New Zealand	374	45	NFL - Natural Features and Landscapes	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support	Retain as notified	Supports NFL-P4 insofar as it seeks to reduce the risk of wildfire through the removal of highly flammable vegetation near existing residential units in outstanding natural features and landscapes.
Fire and Emergency New Zealand	374	46	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support	Retain as notified	Supports NFL-R3 insofar as it permits the removal of indigenous vegetation in outstanding natural features and landscapes where it is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017, and supports the matter of discretion relating to NFL-P4.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	47	SUB - Subdivision	SUB-O3 (Servicing of allotments)	Support	Retain as notified	Supports SUB-O3 insofar as it provides for adequate servicing by infrastructure and the transport network for development enabled by subdivision.
Fire and Emergency New Zealand	374	48	SUB - Subdivision	SUB-P6 (Transport Network)	Support	Retain as notified	Supports SUB-P6 insofar as it provides for subdivision where the safe and efficient functioning of the transport network is maintained.
Fire and Emergency New Zealand	374	49	SUB - Subdivision	SUB-P7 (Servicing and Access)	Support	Retain as notified	Strongly supports SUB-P7 insofar as it promotes all allotments created by subdivision being serviced by a reticulated water supply system. Where reticulated services are not available, allotments should be of a sufficient size and shape to accommodate onsite water supply infrastructure, including for firefighting purposes.
Fire and Emergency New Zealand	374	50a	SUB - Subdivision	SUB-R1 (Boundary adjustments)	Support	Retain as notified	Strongly supports the requirement for subdivision activities to be managed as controlled activities where there is a requirement to comply with a range of subdivision standards
Fire and Emergency New Zealand	374	50b	SUB - Subdivision	SUB-R3 (Unit title subdivision and subdivision that does not result in the creation of any new vacant allotments...)	Support	Retain as notified	Strongly supports the requirement for subdivision activities to be managed as controlled activities where there is a requirement to comply with a range of subdivision standards
Fire and Emergency New Zealand	374	50c	SUB - Subdivision	SUB-R4 (Subdivision that creates any vacant allotments)	Support	Retain as notified	Strongly supports the requirement for subdivision activities to be managed as controlled activities where there is a requirement to comply with a range of subdivision standards
Fire and Emergency New Zealand	374	51	SUB - Subdivision	SUB-S1 (Allotment Size)	Support	Retain as notified	Supports SUB-S1 insofar as the minimum allotment size for sites in the Rural Lifestyle zone is 1ha, which should provide a sufficient size to accommodate onsite water supply infrastructure, thereby giving effect to SUB-P7.
Fire and Emergency New Zealand	374	52	SUB - Subdivision	SUB-S2 (Legal and physical access)	Support	Retain as notified	Strongly supports SUB-S2, subject to the amendments sought under the Transport Chapter, insofar as it requires every allotment to have practical, physical and legal access to a formed legal road and for that access to be in accordance with the rules and standards of the Transport Chapter.
Fire and Emergency New Zealand	374	53	SUB - Subdivision	SUB-S3 (Roads)	Support	Retain as notified	Subject to the relief sought under the Transport and Infrastructure chapters, supports SUB-S3 which requires all new roads and intersections to comply with the rules and standards set out in the Transport and Infrastructure chapters. Also supports the inclusion of a matter of discretion relating to public health and urban including the safe functioning of the transport network, subject to the relief sought under INF-P7.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	54	SUB - Subdivision	SUB-S4 (Water Supply)	Support	Retain as notified	Supports water reticulation requirements and cross-reference to code of practice. Supports matter of discretion relating to water supply for firefighting purposes
Fire and Emergency New Zealand	374	55	CE - Coastal Environment (General)	CE-P5 (Indigenous Vegetation Removal in the Coastal Environment)	Support	Retain as notified	Supports CE-P5 insofar as it seeks to reduce the risk of wildfire through the removal of highly flammable vegetation near existing residential units on rural property. As well as the safe operation of roads, tracks and accessways.
Fire and Emergency New Zealand	374	56	CE - Coastal Environment (Hazards)	CE-P8 (Risk-Based Approach)	Support	Retain as notified	Supports risk-based approach and taking into consideration operational and functional needs. Fire and Emergency has existing stations located within Coastal Hazard Overlays and may have an operational and/or functional need to locate new stations in areas subject to Coastal Hazard Overlays.
Fire and Emergency New Zealand	374	57	CE - Coastal Environment (Hazards)	CE-P9 (Levels of Risk)	Support	Retain as notified	Supports CE-P9 insofar as it recognises that buildings and activities may have an operational and/or functional need to locate in the Coastal Hazard Overlays.
Fire and Emergency New Zealand	374	58	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Retain as notified	Fire and Emergency has existing stations located within Coastal Hazard Overlays and may have an operational and/or functional need to locate new stations in areas subject to Coastal Hazard Overlays.
Fire and Emergency New Zealand	374	59a	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Support	Retain as notified	Permits the removal of indigenous vegetation within Coastal Natural Character Areas where it is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017, and supports matter of discretion linking to CE-P5.
Fire and Emergency New Zealand	374	59b	CE - Coastal Environment (General)	CE-S1 (Indigenous vegetation removal within High and Very High Coastal Natural Character Areas)	Support	Retain as notified	Permits the removal of indigenous vegetation within Coastal Natural Character Areas where it is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017.
Fire and Emergency New Zealand	374	60a	CE - Coastal Environment (Hazards)	CE-R9 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay)	Support	Retain as notified	Allows for additions to existing emergency services facilities buildings, as either permitted or restricted discretionary activities
Fire and Emergency New Zealand	374	60b	CE - Coastal Environment (Hazards)	CE-R10 (Additions to existing buildings and str uctures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays)	Support	Retain as notified	Allows for additions to existing emergency services facilities buildings, as either permitted or restricted discretionary activities
Fire and Emergency New Zealand	374	61	CE - Coastal Environment (Hazards)	CE-R12 (Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays)	Support	Retain as notified	Provides for additions to emergency service facilities, subject to resource consent

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	62	NOISE - Noise	Note on application of noise rules	Support in part	Amend as follows: "Note on application of noise rules The rules in this chapter do not apply to the following sources of noise: ... f. Any warning device or siren used by emergency services for civil defence or emergency purposes, and including testing and routine maintenance conducted between 7:00am and 7:00pm, g. The use of generators and mobile equipment (including vehicles) when used solely for civil defence or emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities, or for the continuation of radiocommunication broadcasts, xx. Activities at emergency services facilities associated with emergency response, commissioning and emergency response training."	Supports clauses (f) and (g) of note on application of rules. Reasons given not specific to requested relief (clause "xx") - see original submission.
Fire and Emergency New Zealand	374	63	NOISE - Noise	NOISE-O2 (Reverse sensitivity)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Fire and Emergency New Zealand	374	64	NOISE - Noise	NOISE-R3 (Emission of noise from temporary activities, other than Major Events within the Major Events Overlay)	Support	Retain as notified	Supports NOISE-R3, subject to the relief sought under submission point 374.62, to ensure that noise emissions from temporary emergency response training exercises, that are not ancillary to a permanent activity on the same site, are exempt from this rule and associated standards.
Fire and Emergency New Zealand	374	65	PK - Papakāinga	PK-P3 (Providing for papakāinga)	Support	Retain as notified	Supports PK-P3 insofar as it ensures papakāinga development is sufficiently supported by existing or planned three waters infrastructure or alternative methods to address infrastructure constraints. Supports that the Papakāinga chapter maintains the implementation of rules from the relevant Zone chapters of the Plan.
Fire and Emergency New Zealand	374	66	TEMP - Temporary Activities	TEMP-P1 (Recognise benefits of temporary activities)	Support	Retain as notified	Recognises that temporary activities have a wide range of benefits for the wellbeing of people and communities. Temporary activities undertaken by Fire and Emergency include firefighter emergency response training which is undertaken both on-site at existing fire stations and off-site, such as live fire training.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	67a	TEMP - Temporary Activities	TEMP-S1 (Duration)	Support in part	Amend standard as follows: "1. The duration of.... 2. The duration of.... 3. For the purposes of emergency response training, the duration is limited to a period a period of two days, excluding set-up or pack-down activities, which can occur up to seven days prior to commencement and up to seven days following completion of the temporary emergency services training activity."	Supports the performance standards as they set out reasonable parameters to provide for off-site emergency response training for firefighters. Requested relief as insufficient duration to provide for emergency response training, such as live fire training (i.e., burning and putting out fires). Firefighter training is an essential activity undertaken by Fire and Emergency and the PDP should enable this.
Fire and Emergency New Zealand	374	67b	TEMP - Temporary Activities	TEMP-S2, TEMP-S3, TEMP-S4, TEMP-S5, TEMP-S6	Support in part	No relief requested	Supports the performance standards as they set out reasonable parameters to provide for off-site emergency response training for firefighters.
Fire and Emergency New Zealand	374	68a	LLRZ - Large Lot Residential Zone	LLRZ-R14 (Emergency service facilities)	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68b	MRZ - Medium Density Residential Zone	MRZ-R15 (Emergency service facilities)	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68c	HRZ - High Density Residential Zone	HRZ-R16 (Emergency service facilities)	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68d	GRUZ - General Rural Zone	GRUZ-R22 (Emergency service facilities)	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68e	RLZ - Rural Lifestyle Zone	RLZ-R17 (Emergency service facilities	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68f	Rural Zones	unclear	Other/Not stated	Seeks that, if a Rural Production Zone is included in the District Plan, then it includes a rule for emergency service facilities, which has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68g	CCZ - City Centre Zone	New rule - CCZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "CCZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68h	MCZ - Metropolitan Centre Zone	New rule - MCZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "MCZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	68i	LCZ - Local Centre Zone	New rule - LCZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "LCZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68j	NCZ - Neighbourhood Centre Zone	New rule - NCZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "NCZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68k	MUZ - Mixed Use Zone	MUZ-R19 (Emergency service facilities)	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68l	NOSZ - Natural Open Space Zone	New rule - NOSZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "NOSZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68m	OSZ - Open Space Zone	New rule - OSZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "OSZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	68n	SARZ - Sport and Active Recreation Zone	New rule - SARZ-Rxxx (Emergency service facilities)	Oppose (requesting new provision)	Add a new rule as follows (or to a similar effect): "SARZ-Rx Emergency service facilities 1. Activity status: Permitted"	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	69a	LLRZ - Large Lot Residential Zone	New standard - LLRZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "LLRZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69b	MRZ - Medium Density Residential Zone	New standard - MRZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "MRZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	69c	HRZ - High Density Residential Zone	New standard - HRZ-Sx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "HRZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69d	GRUZ - General Rural Zone	New standard - GRUZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "GRUZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69e	RLZ - Rural Lifestyle Zone	New standard - RLZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "RLZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69f	Rural Zones	unclear	Other/Not stated	Seeks that, if a Rural Production Zone is included in the District Plan, then a standard for water supply is included: "RPROZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69g	CCZ - City Centre Zone	New standard - CCZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "CCZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69h	MCZ - Metropolitan Centre Zone	New standard - MCZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "MCZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	69i	LCZ - Local Centre Zone	New standard - LCZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "LCZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69j	NCZ - Neighbourhood Centre Zone	New standard - NCZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "NCZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69k	MUZ - Mixed Use Zone	New standard - MUZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "MUZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69l	LIZ - Light Industrial Zone	New standard - LIZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "LIZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69m	GIZ - General Industrial Zone	New standard - GIZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "GIZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69n	HIZ - Heavy Industrial Zone	New standard - HIZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "HIZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	69o	NOSZ - Natural Open Space Zone	New standard - NOSZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "NOSZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69p	OSZ - Open Space Zone	New standard - OSZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "OSZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	69q	SARZ - Sport and Active Recreation Zone	New standard - SARZ-Sxxx (Firefighting water supply)	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: "SARZ-Sx: Firefighting water supply..." Refer to original submission for full details of requested relief	To ensure new development is provided with a water supply suitable for firefighting purposes. Refer to original submission for full reasons.
Fire and Emergency New Zealand	374	70a	LLRZ - Large Lot Residential Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70b	MRZ - Medium Density Residential Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70c	HRZ - High Density Residential Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	70d	GRUZ - General Rural Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70e	RLZ - Rural Lifestyle Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70f	Rural Zones	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70g	CCZ - City Centre Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70h	MCZ - Metropolitan Centre Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70i	LCZ - Local Centre Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	70j	NCZ - Neighbourhood Centre Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70k	MUZ - Mixed Use Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70l	LIZ - Light Industrial Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70m	GIZ - General Industrial Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70n	Historical and Cultural Values	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70o	NOSZ - Natural Open Space Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	70p	OSZ - Open Space Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	70q	SARZ - Sport and Active Recreation Zone	unclear	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Better provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	71	LLRZ - Large Lot Residential Zone	LLRZ-O2 (Activities in the Large Lot Residential Zone)	Support	Retain as notified	Supports LLRZ-O2 insofar as it provides for non-residential activities that support the health and wellbeing of people and communities.
Fire and Emergency New Zealand	374	72	LLRZ - Large Lot Residential Zone	LLRZ-O3 (Planned character and planned urban built environment of the Large Lot Residential Zone)	Support	Retain as notified	Promotes built development which is integrated with existing and planned infrastructure (including water supply)
Fire and Emergency New Zealand	374	73	LLRZ - Large Lot Residential Zone	LLRZ-P2 (Non-residential activities)	Support	Retain as notified	Enables non-residential activities (including fire stations) that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	74	LLRZ - Large Lot Residential Zone	LLRZ-P5 (Higher density residential development)	Support	Retain as notified	Provides for higher density residential development where the site is sufficiently supported by existing or planned three waters infrastructure, or an adequate alternative method.
Fire and Emergency New Zealand	374	75	LLRZ - Large Lot Residential Zone	LLRZ-R14 (Emergency service facilities)	Support in part	Amend the rule so the activity has a permitted activity status with no conditions	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	76a	LLRZ - Large Lot Residential Zone	LLRZ-S2 (Building coverage)	Support	Retain as notified	Supports subject to relief sought in submission point 374.68. The referenced built development standards in the LLRZ-S2 provide reasonable parameters for the construction of a new fire station, if required.
Fire and Emergency New Zealand	374	76b	LLRZ - Large Lot Residential Zone	LLRZ-S3 (Building height)	Support	Retain as notified	Supports subject to relief sought in submission point 374.68. The referenced built development standards in the LLRZ-S2 provide reasonable parameters for the construction of a new fire station, if required.
Fire and Emergency New Zealand	374	77	LLRZ - Large Lot Residential Zone	LLRZ-S5 (Setbacks)	Support in part	Amend standard to add a new matter of discretion as follows: " x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with LLRZ-S5 on emergency service access.
Fire and Emergency New Zealand	374	78	MRZ - Medium Density Residential Zone	MRZ-O2 (Activities in the Medium Density Residential Zone)	Support	Retain as notified	Provides for non-residential activities that support the health and wellbeing of people and communities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	79	MRZ - Medium Density Residential Zone	MRZ-O4 (Planned urban environment of the Medium Density Residential Zone)	Support	Retain as notified	It is important that adequate infrastructure is in place before enabling the development / intensification of residential areas, particularly those that are intended to be serviced with a reticulated water supply network.
Fire and Emergency New Zealand	374	80a	MRZ - Medium Density Residential Zone	MRZ-P2 (Non-residential activities)	Support	Retain as notified	Provides for non-residential activities that have an operational and/or functional need to locate within the zone and serve the community
Fire and Emergency New Zealand	374	80b	MRZ - Medium Density Residential Zone	MRZ-P3 (Other activities)	Support	Retain as notified	Provides for non-residential activities that have an operational and/or functional need to locate within the zone and serve the community
Fire and Emergency New Zealand	374	81	MRZ - Medium Density Residential Zone	MRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 residential units)	Support in part	Amend policy as follows: "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. 1. Create a safe and legible residential environment by: ... x. enabling emergency services personnel and equipment to safely and efficiently access all units within the site."	From an emergency response perspective, concerned with creation of long, narrow sections and pedestrian accessways - refer to original submission for full reasons
Fire and Emergency New Zealand	374	82	MRZ - Medium Density Residential Zone	MRZ-R15 (Emergency service facilities)	Support in part	Amend the rule so the activity has a permitted activity status with no conditions	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	83	MRZ - Medium Density Residential Zone	MRZ-S1 (Number of residential units)	Support	Retain as notified	Supports subject to relief requested in submission point 374.69. Does not permit developments of more than three residential units without the consideration of the capacity of network infrastructure, including the reticulated water network.
Fire and Emergency New Zealand	374	84a	MRZ - Medium Density Residential Zone	MRZ-S2 (Building coverage)	Support	Retain as notified	Supports subject to relief requested in submission point 374.70, provides reasonable parameters for the construction of a new fire station, if required.
Fire and Emergency New Zealand	374	84b	MRZ - Medium Density Residential Zone	MRZ-S3 (Building height)	Support	Retain as notified	Supports subject to relief requested in submission point 374.70, provides reasonable parameters for the construction of a new fire station, if required.
Fire and Emergency New Zealand	374	85	MRZ - Medium Density Residential Zone	MRZ-S5 Setbacks	Support in part	Amend standard to add a new matter of discretion as follows: " x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with MRZ-S5 on emergency service access.
Fire and Emergency New Zealand	374	86	HRZ - High Density Residential Zone	HRZ-O2 (Activities in the High Density Residential Zone)	Support	Retain as notified	Provides for non-residential activities that support the health and wellbeing of people and communities.
Fire and Emergency New Zealand	374	87	HRZ - High Density Residential Zone	HRZ-O4 (Planned character and planned urban built environment of the High Density Residential Zone)	Support	Retain as notified	It is important that adequate infrastructure is in place before enabling the development / intensification of residential areas, particularly those that are intended to be serviced with a reticulated water supply network.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	88a	HRZ - High Density Residential Zone	HRZ-P2 (Non-residential activities)	Support	Retain as notified	Provides for non-residential activities that have an operational and/or functional need to locate within the zone and serve the community
Fire and Emergency New Zealand	374	88b	HRZ - High Density Residential Zone	HRZ-P3 (Other activities)	Support	Retain as notified	Provides for non-residential activities that have an operational and/or functional need to locate within the zone and serve the community
Fire and Emergency New Zealand	374	89	HRZ - High Density Residential Zone	HRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 units)	Support in part	Amend policy as follows: "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. 1. Create a safe and legible residential environment by: ... x. enabling emergency services personnel and equipment to safely and efficiently access all units within the site."	From an emergency response perspective, concerned with creation of long, narrow sections and pedestrian accessways - refer to original submission for full reasons
Fire and Emergency New Zealand	374	90	HRZ - High Density Residential Zone	HRZ-R16 (Emergency service facilities)	Support in part	Amend the rule so the activity has a permitted activity status with no conditions	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	91	HRZ - High Density Residential Zone	HRZ-S1 (Number of residential units)	Support	Retain as notified	Supports HRZ-S1 insofar that it does not permit developments of more than 3 residential units without the consideration of adequate reticulated water supply capacity.
Fire and Emergency New Zealand	374	92a	HRZ - High Density Residential Zone	HRZ-S2 (Building coverage)	Support	Retain as notified	Supports HRZ-S2 insofar as it provides reasonable parameters for the construction of a fire station, if required.
Fire and Emergency New Zealand	374	92b	HRZ - High Density Residential Zone	HRZ-S3 (Building height)	Support	Retain as notified	Supports HRZ-S3 insofar as it provides reasonable parameters for the construction of a fire station, if required.
Fire and Emergency New Zealand	374	93	HRZ - High Density Residential Zone	HRZ-S5 (Setbacks)	Support in part	Amend standard to add a new matter of discretion as follows: " x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with HRZ-S5 on emergency service access.
Fire and Emergency New Zealand	374	94	GRUZ - General Rural Zone	GRUZ-O2 (Activities in the zone)	Support	Retain as notified	Provides for other activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	95a	GRUZ - General Rural Zone	GRUZ-O5 (Infrastructure)	Support in part	Amend objective as follows: "Development in the General Rural Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water **storage or** collection."	Supports objective insofar as it promotes development which is adequately serviced by infrastructure on-site facilities. Aboveground tanks may be needed for potable use and firefighting purposes.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	95b	GRUZ - General Rural Zone	GRUZ-P5 (Infrastructure)	Support in part	Amend policy as follows: "Recognise that infrastructure in rural areas, including in the General Rural Zone, may only be able to support a low level of land use and intensification without significant investment and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water **storage or** collection."	Aboveground tanks may be needed for potable use and firefighting purposes. Supports policy insofar as it recognises that rural infrastructure can only sustain a low level of land use and intensification without significant investment and improvement. See original submission.
Fire and Emergency New Zealand	374	96a	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Support	Retain as notified	Enables activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	96b	GRUZ - General Rural Zone	GRUZ-P3 (Potentially incompatible activities)	Support	Retain as notified	Enables activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	97	GRUZ - General Rural Zone	GRUZ-R22 (Emergency facilities)	Oppose (requesting new provision)	Amend the rule so the activity has a permitted activity status with no conditions	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	98a	GRUZ - General Rural Zone	GRUZ-S1 (Gross floor area)	Support	Retain as notified	Provides reasonable parameters for the construction of a fire station, if required. Also provides for the installation of on-site above-ground water tanks.
Fire and Emergency New Zealand	374	98b	GRUZ - General Rural Zone	GRUZ-S2 (Building height)	Support	Retain as notified	Provides reasonable parameters for the construction of a fire station, if required. Also provides for the installation of on-site above-ground water tanks.
Fire and Emergency New Zealand	374	99	GRUZ - General Rural Zone	GRUZ-S3 (Setbacks)	Support in part	Amend standard to add a new matter of discretion as follows: " x. The ability for emergency services to safely and efficiently access the site and/or access on-site servicing infrastructure, such as water storage for firefighting purposes."	To consider the risk of non-compliance with GRUZ-S5 on emergency service access.
Fire and Emergency New Zealand	374	100	RLZ - Rural Lifestyle Zone	RLZ-O2 (Activities in the zone)	Support	Retain as notified	Provides for other activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	101a	RLZ - Rural Lifestyle Zone	RLZ-O5 (Infrastructure)	Support	Amend objective as follows: "Development in the Rural Lifestyle Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water **storage or** collection."	Supports objective insofar as it promotes development which is adequately serviced by infrastructure on-site facilities. Aboveground tanks may be needed for potable use and firefighting purposes.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	101b	RLZ - Rural Lifestyle Zone	RLZ-P5 (Infrastructure)	Support	Amend policy as follows: "Recognise that infrastructure in rural areas, including in the Rural Lifestyle Zone, may only be able to support a low level of land use and intensification without significant investment and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water **storage or** collection."	Aboveground tanks may be needed for potable use and firefighting purposes. Supports policy insofar as it recognises that rural infrastructure can only sustain a low level of land use and intensification without significant investment and improvement. See original submission.
Fire and Emergency New Zealand	374	102a	RLZ - Rural Lifestyle Zone	RLZ-P2 (Compatible activities)	Support	Retain as notified	Enables activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	102b	RLZ - Rural Lifestyle Zone	RLZ-P3 (Potentially incompatible activities)	Support	Retain as notified	Enables activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	103	RLZ - Rural Lifestyle Zone	RLZ-R16 (Emergency service facilities)	Oppose (requesting new provision)	Amend the rule so the activity has a permitted activity status with no conditions	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	104a	RLZ - Rural Lifestyle Zone	RLZ-S1 (Gross floor area)	Support	Retain as notified	Provides reasonable parameters for the construction of a fire station, if required. Also provides for the installation of on-site above-ground water tanks.
Fire and Emergency New Zealand	374	104b	RLZ - Rural Lifestyle Zone	RLZ-S2 (Building height)	Support	Retain as notified	Provides reasonable parameters for the construction of a fire station, if required. Also provides for the installation of on-site above-ground water tanks.
Fire and Emergency New Zealand	374	105	RLZ - Rural Lifestyle Zone	RLZ-S3 (Setbacks)	Support in part	Amend to standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site and/or access on-site servicing infrastructure, such as water for firefighting purposes."	To consider the risk of non-compliance with RLZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	106	CCZ - City Centre Zone	CCZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "The City Centre Zone ... c. Provides for other activities that: x. Either support the health and wellbeing of people and communities in the surrounding area and/or have an operational and/or functional need to locate in the zone."	To enable activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	107	CCZ - City Centre Zone	CCZ-P3 (Potentially incompatible activities)	Support in part	Amend policy as follows: "1. Provide for other, potentially incompatible activities if they: ... x. Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone."	To enable activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.
Fire and Emergency New Zealand	374	108	CCZ - City Centre Zone	CCZ-S3 (Setbacks – Adjoining zones)	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with CCZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	109	MCZ - Metropolitan Centre Zone	MCZ-O2 (Activities in the zone)	Support in part	Amend objective as follows "The Metropolitan Centre Zone: ... c. Provides for other activities that: x. Either support the health and wellbeing of people and communities in the surrounding area and/or have an operational and/or functional need to locate in the zone."	To enable activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.
Fire and Emergency New Zealand	374	110	MCZ - Metropolitan Centre Zone	MCZ-P3 (Potentially incompatible activities)	Support in part	Amend policy as follows: "1. Provide for other, potentially incompatible activities if they: ... x. Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone."	To enable activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.
Fire and Emergency New Zealand	374	111	MCZ - Metropolitan Centre Zone	MCZ-S4 (Setbacks – Adjoining zones)	Support in part	Amend to standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with MCZ-S4 on emergency service access.
Fire and Emergency New Zealand	374	112	LCZ - Local Centre Zone	LCZ-O2 (Activities in the zone)	Support	Retain as notified	Provides for other activities that support the health and wellbeing of people and communities.
Fire and Emergency New Zealand	374	113	LCZ - Local Centre Zone	LCZ-P3 (Potentially incompatible activities)	Support in part	Amend as follows: "1. Provide for other, potentially incompatible activities if they: ... x. Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone."	To enable activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	114	LCZ - Local Centre Zone	LCZ-S3 (Setbacks – Adjoining zones)	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficient access the site."	To consider the risk of non-compliance with LCZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	115	NCZ - Neighbourhood Centre Zone	NCZ-O2 (Activities in the zone)	Support	Retain as notified	Provides for other activities that support the health and wellbeing of people and communities.
Fire and Emergency New Zealand	374	116	NCZ - Neighbourhood Centre Zone	NCZ-P3 (Potentially incompatible activities)	Support in part	Amend as follows: "1. Provide for other, potentially incompatible activities if they: ... y. Either support the community within the zone and surrounding area and/or have an operational and/or functional need to locate in the zone."	To enable potentially incompatible activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.
Fire and Emergency New Zealand	374	117	NCZ - Neighbourhood Centre Zone	NCZ-S3 (Setbacks – Adjoining zones)	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with NCZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	118	MUZ - Mixed Use Zone	MUZ-O2 (Activities in the zone)	Support	Retain as notified	Provides for other activities that support the health and wellbeing of people and communities.
Fire and Emergency New Zealand	374	119	MUZ - Mixed Use Zone	MUZ-P2 (Potentially incompatible activities)	Support in part	Amend policy as follows: "1. Provide for other, potentially incompatible activities if they: ... "x. Either support the community within the zone and surrounding area or have an operational and/or functional need to locate in the zone."	To enable potentially incompatible activities that have an operational and/or functional need to locate within the zone, this will support the health, safety and well-being of communities.
Fire and Emergency New Zealand	374	120	MUZ - Mixed Use Zone	MUZ-R19 (Emergency service facilities)	Oppose	Amend the rule so the activity has a permitted activity status with no conditions	To recognise the critical importance of emergency services to communities. Refer to original submission for full reasons
Fire and Emergency New Zealand	374	121	MUZ - Mixed Use Zone	MUZ-S3 (Setbacks – Adjoining zones)	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with MUZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	122	LIZ - Light Industrial Zone	LIZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "... 2. Provides for emergency **service** facilities and trade and industrial training activities, ..."	Strongly supports the provision of emergency service facility activities within the Light Industrial Zone. Seeks an amendment to LIZ-O2 to provide consistency and clarity throughout the plan.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	123	LIZ - Light Industrial Zone	LIZ-P1 (Enabled activities)	Support in part	Amend policy as follows: "Enable industrial activities, research activities, emergency **service** facilities, and trade and industrial training activities."	Strongly supports the provision of emergency service facility activities within the Light Industrial Zone. Seeks an amendment to LIZ-P1 to provide consistency and clarity throughout the plan.
Fire and Emergency New Zealand	374	124	LIZ - Light Industrial Zone	LIZ-R7 (Emergency facilities)	Support in part	Amend rule title as follows: "LIZ-R7: Emergency **service** facilities"	Strongly supports the provision of emergency service facility activities within the Light Industrial Zone. Seeks an amendment to LIZ-R7 to provide consistency and clarity throughout the plan.
Fire and Emergency New Zealand	374	125	LIZ - Light Industrial Zone	LIZ-S3 Setbacks – Adjoining zones	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficient access the site."	To consider the risk of non-compliance with LIZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	126	GIZ - General Industrial Zone	GIZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "The General Industrial Zone: 2. Provides for emergency **service** facilities and trade and industrial training activities, ..."	Strongly supports the provision of emergency service facility activities within the General Industrial Zone. Requests relief to provide consistency and clarity throughout the plan.
Fire and Emergency New Zealand	374	127	GIZ - General Industrial Zone	GIZ-P1 (Enabled activities)	Support in part	Amend policy as follows: "Enable industrial activities, research activities, emergency **service** facilities, and trade and industrial training activities."	Strongly supports the provision of emergency service facility activities within the General Industrial Zone. Requests relief to provide consistency and clarity throughout the plan.
Fire and Emergency New Zealand	374	128	GIZ - General Industrial Zone	GIZ-R7 (Emergency facilities)	Support in part	Amend rule title as follows: "GIZ-R7: Emergency **service** facilities"	Strongly supports the provision of emergency service facility activities within the General Industrial Zone. Requests relief to provide consistency and clarity throughout the plan.
Fire and Emergency New Zealand	374	129	GIZ - General Industrial Zone	GIZ-S3 (Setbacks – Adjoining zones)	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with GIZ-S3 on emergency service access.
Fire and Emergency New Zealand	374	130	HIZ - Heavy Industrial Zone	HIZ-O2 (Activities in the zone)	Support	Retain as notified	Supports HIZ-O2 insofar as it provides for other activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	131	HIZ - Heavy Industrial Zone	HIZ-P3 (Other incompatible or potentially incompatible activities)	Support	Retain as notified	Enables activities that have an operational and/or functional need to locate within the zone and serve the community.
Fire and Emergency New Zealand	374	132	HIZ - Heavy Industrial Zone	HIZ-R7 (Emergency facilities)	Support in part	Amend rule title as follows: "HIZ-R7: Emergency **service** facilities"	Strongly supports the provision of emergency service facility activities within the Heavy Industrial Zone. Requests relief to provide consistency and clarity throughout the plan.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fire and Emergency New Zealand	374	133	HIZ - Heavy Industrial Zone	HIZ-S3 (Setbacks – Adjoining zones)	Support in part	Amend standard to add a new matter of discretion as follows: "x. The ability for emergency services to safely and efficiently access the site."	To consider the risk of non-compliance with HIZ-S3 on emergency service access.
Fiona Christeller	375	1	MRZ - Medium Density Residential Zone	MRZ-O4 (Planned urban environment of the Medium Density Residential Zone)	Support	Retain as notified (inferred - refer to original submission)	Positively contributes to an urban environment which benefits residents with good quality housing, good access to infrastructure including public transport, commercial activities and the natural environment.
Fiona Christeller	375	2	HRZ - High Density Residential Zone	HRZ-O4 (Planned character and planned urban built environment of the High Density Residential Zone)	Support	Retain as notified (inferred - refer to original submission)	Positively contributes to an urban environment which benefits residents with good quality housing, good access to infrastructure including public transport, commercial activities and the natural environment.
Fiona Christeller	375	3	HRZ - High Density Residential Zone	Entire Chapter	Oppose (requesting new provision)	Seeks a combined medium and high density residential design guide and: i. Make the design guide a statutory part of the District Plan rather than an optional extra. ii. Make compliance with the design guide a requirement for all projects which require a resource consent process. iii. Adopt the Wellington City Council Design Guides suite, which would then simplify compliance across Territorial Authority boundaries. iv. Undertake an active publicity campaign to inform and encourage all developers and designers to use the design guide as an aide memoir to create adaptable and live-able housing groups.	Most effective way to achieve a positive urban environment. (Refer to original submission for full reasons)
Fiona Christeller	375	4	MRZ - Medium Density Residential Zone	Entire Chapter	Oppose (requesting new provision)	Seeks a combined medium and high density residential design guide and: i. Make the design guide a statutory part of the District Plan rather than an optional extra. ii. Make compliance with the design guide a requirement for all projects which require a resource consent process. iii. Adopt the Wellington City Council Design Guides suite, which would then simplify compliance across Territorial Authority boundaries. iv. Undertake an active publicity campaign to inform and encourage all developers and designers to use the design guide as an aide memoir to create adaptable and live-able housing groups.	Most effective way to achieve a positive urban environment. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fiona Christeller	375	5	Benmore Crescent - General	None	Other/Not stated	Seeks to create an urban design panel to assist developers and designers to produce good outcomes and encourage consutlation as early as possible in the design process and: v. Make this consultation a resource consent requirement. vi Offer this consultation process as a free option to all developments, whether requiring Resource consent or not.	Consistency of design approach across TA boundaries (Refer to original submission for full reasons)
Fiona Christeller	375	6	Whole Plan	None	Oppose (requesting new provision)	Seeks to make all applications for encroachment licences require resource consent.	Carparking and garages on road reserve can impact on the quality and amenity of the streetscape, remove trees (climate change degradation) and reduce pedestrian and cycle-ways safety. To promote mode-shift, the environments we walk or cycle through or wait for a bus in, are a critical factor in making the decision on which transport mode to use. Good edges and interfaces are essential in creating well-functioning communities. (Refer to original submission for full reasons)
Fiona Christeller	375	7	Whole Plan	None	Oppose (requesting new provision)	Seeks that the council set up objectives for retaining street and public space amenity as densification takes place (in the context of encroachment licences - refer to original submission)	Carparking and garages on road reserve can impact on the quality and amenity of the streetscape, remove trees (climate change degradation) and reduce pedestrian and cycle-ways safety. To promote mode-shift, the environments we walk or cycle through or wait for a bus in, are a critical factor in making the decision on which transport mode to use. Good edges and interfaces are essential in creating well-functioning communities. (Refer to original submission for full reasons)
Fiona Christeller	375	8	Whole Plan	None	Oppose (requesting new provision)	Seeks to encourage the on-site planting of trees with expected heights of over 3m (in the context of encroachment licences - refer to original submission)	Carparking and garages on road reserve can impact on the quality and amenity of the streetscape, remove trees (climate change degradation) and reduce pedestrian and cycle-ways safety. To promote mode-shift, the environments we walk or cycle through or wait for a bus in, are a critical factor in making the decision on which transport mode to use. Good edges and interfaces are essential in creating well-functioning communities. (Refer to original submission for full reasons)
Fiona Christeller	375	9	SCHED2 - Heritage Areas	HA03 - Jackson Street Heritage Area	Other/Not stated	That Council accept the recommendations of PHS with reference to Heritage values and protection of character, specifically in Jackson Street (see original submission)	The PHS submission aims to protect the Heritage values, in particular the amenity value of Jackson Street. To achieve this, it is important not to dilute these amenities by allowing mixed zone uses away from the main retail street. Keeping a compact city and having identifiable character areas will assist in its live-ability.
Fiona Christeller	375	10	Maps - Other	18 Taungata Road	Amend	Seeks that maps are corrected to reflect record of title (inferred, see original submission)	When 18 Taungata Road is typed into property search this is zoomed out to 18A Taungata Road.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Fiona Christeller	375	11	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 18 Taungata Road	Oppose	Remove flood hazard overlay from 18 Taungata Road and re-evaluate property with a site visit by appropriate specialists.	The location of the stream, its depth and its distance from the boundary plus the general contours, would indicate that, should flooding from the stream occur, that the natural flood path would be directed down both driveways, over the road reserve and then down Taungata Road and across the stream continuation (refer to original submission for full reasons).
Fiona Christeller	375	12	Maps - Natural and Coastal Hazard Overlays	Sope Assessment Overlay - 18 Taungata Road	Oppose	Remove slope assessment overlay from 18 Taungata Road and re-evaluate property with a site visit by appropriate specialists.	Land is built on and is basically flat. No historic evidence of landslides in the vicinity (refer to original submission for full reasons)
Peter Hu	376	1	SCHED6 - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that there are immediate process improvements including: -an extension to the consulation period, and -issue detailed information packs to affected households (refer to original submission)	Lack of transparency in consultation process. Refer to original submission for full reasons
Peter Hu	376	2a	Maps - SASMs	Puke Tirotiro - Category 3	Oppose	Seeks that private properties are removed from the Puke-Tirotiro (category 3) SASM	No evidence has been provided to demonstrate that privately owned land in this area meets the threshold for cultural significance under Schedule 6 criteria. Refer to original submission for full reasons
Peter Hu	376	2b	Maps - SASMs	All SASMs	Oppose	Seeks that Sites and Areas of Significance to Māori are only applied to reserve or Crown land where: - cultural significance is rigorously documented, and -Management aligns with public stewardship frameworks	Private property rights should not be compromised without exceptional justification, per Section 5 of the RMA. Refer to original submission for full reasons
Peter Hu	376	3	SASM - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that if the application of Sites and Areas of Significance to Māori to private land is retained, then a process is established to purchase affected properties at current market value (as per recent RV or independent valuation).	Compulsory acquisition under the Public Works Act 1981 would be disproportionate; voluntary sale at fair value respects both cultural and private property interests. Refer to original submission for full reasons
Manor Park and Haywards Residents Community Incorporated Society	377	1	Whole Plan	Whole Plan, except where subject to matters raised in submission	Support in part	Retain all provisions as notified, except as sought to be amended by submission PDP/377	The association is interested in all provisions that will or may affect the Haywards and Manor Park Community, particularly provisions relating to 30 Benmore Cres and surrounds.
Manor Park and Haywards Residents Community Incorporated Society	377	2	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Multiple	Seeks amendments to objective or a new objective which addresses protecting existing residential communities from incompatible land use and development. (Refer to original submission).	The strategic objectives do not provide a specific outcome about ensuring existing residential areas are protected from incompatible activities nearby. It is appropriate, in some locations such as Manor Park, for residential character to be protected from nearby land uses that adversely affect an existing community.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Manor Park and Haywards Residents Community Incorporated Society	377	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 30 Benmore Crescent	Oppose in part	Seeks amendments to the Flood Hazard Overlay to more accurately reflect hazards affecting 30 Benmore Crescent	The natural hazard maps, namely the flood hazard management overlay affecting 30 Benmore Cres, is not accurate given the significant earthworks undertaken at this property.
Manor Park and Haywards Residents Community Incorporated Society	377	4	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Multiple	Retain General Rural Zone for 30 Benmore Crescent as notified, or Rezone to a new bespoke zone or multiple split zones that contemplates a mix of open space, rural-lifestyle, residential and commercial mixed use activities; and prohibits industrial or commercial waste management related activities, including recovery parks	Retention and enhancement of natural character, open space, and recreation values. Seeks activities which complement adjoining residential activities ODP provisions relating to cleanfill activities are inadequate. Refer to original submission for full reasons.
Manor Park and Haywards Residents Community Incorporated Society	377	5	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills)	Oppose in part	Amend the activity status to "Non-complying"	Reasons given not specific to this relief, see original submission
Manor Park and Haywards Residents Community Incorporated Society	377	6	GRUZ - General Rural Zone	GRUZ-R17 (Solid waste transfer stations)	Oppose in part	Delete the rule, or Amend the activity status to "Non-complying"	Unclear what is meant by "solid waste transfer station". Other reasons given not specific to this relief.
Manor Park and Haywards Residents Community Incorporated Society	377	7	Zones	Zones other than the General Rural Zone - 30 Benmore Crescent	Oppose in part	Seeks, in the circumstance that 30 Benmore is rezoned from the General Rural Zone, that the new zone includes a "Non-complying" activity status for cleanfills, landfills and solid waste transfer stations wihtin 500m of a residential zone. (Refer to original submission).	Incompatibility of cleanfills, landfills and solid waste transfer stations with residential activities
Manor Park and Haywards Residents Community Incorporated Society	377	8	Zones	All zones - new policy	Oppose (requesting new provision)	Add a policy to zone chapters that directs prevention or avoidance of landfills, waste transfer stations, and waste recover park activities within 400m of an existing residential zone.	The PDP does not include any policy to provide explicit direction to avoid landfills, waste transfer stations, and waste recover park activities within 400m of an existing residential zone

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Manor Park and Haywards Residents Community Incorporated Society	377	9	GRUZ - General Rural Zone	New policy	Oppose (requesting new provision)	Add the following policy or similar: "Require activities to be compatible with residential activities within adjoining Residential Zones."	Reasons given not specific to this relief, see original submission
Manor Park and Haywards Residents Community Incorporated Society	377	10a	NOISE - Noise	NOISE-R1, NOISE-R2, NOISE-R5	Oppose in part	Seeks amendments to these rules which ensures noise and vibration emitted from use of heavy vehicles / machinery is monitored on the site boundary, with HCC being able to require results of the monitoring at its discretion.	Recent experience has demonstrated that the permitted noise construction / noise standards set out in the Operative District Plan (which appear to be 'rolled over' into the PDP) are not satisfactory, and do not implement the relevant objectives and policies.
Manor Park and Haywards Residents Community Incorporated Society	377	10b	NOISE - Noise	NOISE-R5 (Activities that result in vibration)	Oppose in part	Seeks amendments that require vibration to not be discernible on any residential land outside the subject development	Refer to reasons given for submission point 377.10a
Manor Park and Haywards Residents Community Incorporated Society	377	10c	NOISE - Noise	NOISE-R5 (Activities that result in vibration)	Oppose in part	Seeks amendments that identify a "Discretionary" activity status for vibration which is discernible outside the subject development site.	Refer to reasons given for submission point 377.10a
Manor Park and Haywards Residents Community Incorporated Society	377	11	Definitions	Temporary activity	Oppose in part	Amend definition to exclude "construction activities" from being captured in the definition	Construction activities, or at least some construction activities (for example that result in vibration effects) should not be classified as a "temporary activity"
Sarita Von Afehlt	378	1	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Opposes the Schedule, no specific relief requested	Category 2 and 3 sites in Schedule 6 of the Proposed Plan are poorly identified, both in respect of their coverage area and in terms of their significance to Māori. Refer to original submission for full reasons and examples
Sarita Von Afehlt	378	2	SASM - Sites and Areas of Significance to Māori	SASM-01 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Oppose in part	Amend the objective as follows: "Sites and areas of significance to Māori and their associated values are recognised, ~~protected and maintained~~."	No indication or information about how such sites would be maintained and who bears the cost of the maintenance if the sites include private property.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sarita Von Afehlt	378	3	SASM - Sites and Areas of Significance to Māori	SASM-02 (Kaitiakitanga)	Oppose in part	Amend the objective as follows: “Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	So that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Sarita Von Afehlt	378	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	It is inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to “self-determination”. Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land.
Sarita Von Afehlt	378	5	SASM - Sites and Areas of Significance to Māori	SASM-04 (Mana Motuhake (Historic and contemporary connections))	Oppose in part	Amend the objective as follows: “The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for.”	To recognise that only certain sites should be available for protection
Sarita Von Afehlt	378	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Oppose in part	Amend the policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	The rights of property owners should not be restricted to protect category 1 sites and areas. The requirement to consult with mana whenua should not be imposed. Refer to original submission for full reasons
Sarita Von Afehlt	378	7	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	No specific relief requested, supports policy "as long as category 1 sites are defined as in my Schedule 6 submission"	Reasons given not specific to this submission point, see original submission
Sarita Von Afehlt	378	8	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	“Avoid, remedy, or mitigate” is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Sarita Von Afehlt	378	9a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Sarita Von Afehlt	378	9b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Amend	Seeks that Category 2 and 3 SASMs are combined into a single category of sites	Reasons given not specific to this relief, see original submission
Sarita Von Afehlt	378	9c	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Seeks that the policy applies to a combined single category of Category 2 and 3 SASM sites	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sarita Von Afehlt	378	10	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend the policy as follows: “Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights.”	To reduce confusion about the effect of the policy (i.e.: that it does not enable tangata whenua to trespass on private land to carry out tikanga Māori):
Sarita Von Afehlt	378	11	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Oppose in part	No specific relief requested, supports policy "only if this is confined to category 1 sites (as defined as in my Schedule 6 submission)"	Reasons given not specific to this submission point, see original submission
Sarita Von Afehlt	378	12	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined ‘spiritual or cultural values’ attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Sarita Von Afehlt	378	13	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend as follows: “Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)”	Reasons given not specific to this relief, see original submission
Sarita Von Afehlt	378	14	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, " provided that those sites are defined in a way that is consistent with my submission on Schedule 6" Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Sarita Von Afehlt	378	15	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights and we fully support it on its current wording.
Sarita Von Afehlt	378	16	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sarita Von Afehlt	378	17	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights and we fully support it on its current wording.
Sarita Von Afehlt	378	18	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 378.14	No specific reasons given in relation to this submission point, refers to submission point 378.14
Sarita Von Afehlt	378	19a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Sarita Von Afehlt	378	19b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites "provided these sites are defined as described in my submission on Schedule 6"	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Sarita Von Afehlt	378	19c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites "provided these sites are defined as described in my submission on Schedule 6"	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Sarita Von Afehlt	378	19d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Sarita Von Afehlt	378	19e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose in part	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Sarita Von Afehlt	378	20	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs "provided these sites are defined as described in my submission on Schedule 6". Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Andrew Swan	379	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 379.2a to 379.23 are accepted	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Swan	379	2a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Andrew Swan	379	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Andrew Swan	379	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be demonstrated in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Andrew Swan	379	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights or with consent of that property owner."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Andrew Swan	379	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land. Refer to original submission for full reasons
Andrew Swan	379	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause ("mana motuhake") and the reference to "contemporary connections" appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Swan	379	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 379.2a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Andrew Swan	379	8	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Andrew Swan	379	9	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 379.2a is accepted	Reasons given not specific to this relief, see original submission
Andrew Swan	379	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	“Avoid, remedy, or mitigate” is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Andrew Swan	379	11a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Andrew Swan	379	11b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 379.2b)	Reasons given not specific to this relief, see original submission
Andrew Swan	379	12	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights.”	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person’s land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Andrew Swan	379	13	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 379.2a)	It appears that Māori have not developed this framework in this way, the construction of this framework has been via council utilising the resource consent framework. This framework bears all cost on the property owner.
Andrew Swan	379	14	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Council need to consider the impact on council activity including road maintenance

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Swan	379	15	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation~~, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation~~. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Andrew Swan	379	16	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Andrew Swan	379	17	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 379.2a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Andrew Swan	379	18	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Swan	379	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 379.2a)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Andrew Swan	379	20	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Andrew Swan	379	21	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 379.17	No specific reasons given in relation to this submission point, refers to submission point 379.17
Andrew Swan	379	22a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Andrew Swan	379	22b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 379.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Andrew Swan	379	22c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 379.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Andrew Swan	379	22d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Andrew Swan	379	22e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Andrew Swan	379	23	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 379.2a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Robinson and Robyn Robinson	380	1	Maps - Zoning / Residential	Large Lot Residential Zone	Oppose	Rezone properties which are zoned Large Lot Residential, to the zoning of the Operative District Plan	No compelling reason or evidence to support the interdiction of this zone or the rules to be applied. No evidence in any report as to why 1,000 sqm has been selected.
Andrew Robinson and Robyn Robinson	380	2a	LLRZ - Large Lot Residential Zone	LLRZ-S1 (Number of residential units per site)	Oppose in part	Seeks that "1,000m2" where stated in clauses (1) and (2) of the standard is amended to "600m2" (inferred - refer to original submission)	600 sqm allows for some future subdivision of some of the properties
Andrew Robinson and Robyn Robinson	380	2b	LLRZ - Large Lot Residential Zone	LLRZ-S2 (Building coverage)	Oppose in part	Amend clause (1) to increase building and structure coverage to 50%	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Andrew Robinson and Robyn Robinson	380	2c	LLRZ - Large Lot Residential Zone	LLRZ-S3 (Building height)	Oppose in part	Amend to increase height limit to 12m	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Andrew Robinson and Robyn Robinson	380	2d	LLRZ - Large Lot Residential Zone	LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7	Oppose in part	Seeks that requirements for the recession plane, setbacks, permeable surace and landscaped area, are amended to be the same as equivalent requirements in the Operative District Plan	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Andrew Robinson and Robyn Robinson	380	2e	SUB - Subdivision	None specific	Oppose in part	Seeks that there is "permitted use subdivision and earthworks pathway" (refer to original subsmission)	Reasons given not specific to this relief, see original submission
Andrew Robinson and Robyn Robinson	380	3	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that, if submission point 380.2a is not accpetd, then HCC provide 100% enduring rates relief for the area above 1,000 m^2 or purchase that area, at the current market value, above 1,000m^2.	The new rules effectively mean there is no future subdivision and compensation should be paid for the loss of property rights.
Andrew Robinson and Robyn Robinson	380	4a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Inaccuracies in maps presented. No historical evidence to support requirement. Future modelling is untested and is a guide only. Its use is not appropriate on private properties especially in areas of low historic flooding.
Andrew Robinson and Robyn Robinson	380	4b	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose	Seeks that "compliance requirement in existing properties, [is removed,] where the existing property does not meet this standard." (refer to original submission)	The risks can be mitigated by HCC and Wellington Water not shifted to private owners to resolve through building changes to each property
Andrew Robinson and Robyn Robinson	380	4c	NH - Natural Hazards	NH-P9, NH-R9	Oppose	Seeks that "the requirement within Medium Flood Hazard overlays for all subdivision, use and development to provide for unimpeded and unobstructed conveyancing of flood waters" is removed.	This will require major changes to property and a major loss of utilisation and value.
Andrew Robinson and Robyn Robinson	380	4d	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Robinson and Robyn Robinson	380	5a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that, there is recognition in the District Plan that flood risk exists and some areas historically have been affected, but do not place any Flood Hazard Overlay (inferred) on individual properties (relief sought in submission points 380.5 is presented as an "alternative solution" to relief sought in submission points 380.4 - refer to original submission)	Maps are not accurate and place unnecessary burden on landowners
Andrew Robinson and Robyn Robinson	380	5b	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that HCC ensure the building consent processes consider the type of construction for new standalone structures where the existing construction meets the new hazard rules. Otherwise the ODP rules apply. (relief sought in submission points 380.5 is presented as an "alternative solution" to relief sought in submission points 380.4 - refer to original submission)	Reasons given not specific to this relief, see original submission
Andrew Robinson and Robyn Robinson	380	5c	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose in part	Delete rule (inferred) (relief sought in submission points 380.5 is presented as an "alternative solution" to relief sought in submission points 380.4 - refer to original submission)	Due to the impracticalities of providing finished floor levels to the required standard in existing properties where the balance of the property does not meet this standard. (See original submission for full reasons).
Andrew Robinson and Robyn Robinson	380	6	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Remove Slope Assessment Overlay	The slope assessment information provided to the HCC was a desk top exercise and was qualified in WSP report that the data is not meant for use on individual properties and slope lines and risks need testing on individual properties. (Refer to original submission for full reasons)
Andrew Robinson and Robyn Robinson	380	7	NH - Natural Hazards	Slope Assessment Overlay	Oppose in part	Seeks that the extent of the Slope Assessment Overlay is reduced to high risk stability areas only by consultation	The slope overlay needs adjustment per property to match the real risk not a one size fits all approach adopted in the PDP
Andrew Robinson and Robyn Robinson	380	8	Maps - Natural Environment Values Overlays	Coastal Natural Character Area - 269 Muritai Road	Oppose in part	Remove Coastal Natural Character Areas from 269 Muritai Road, Eastbourne	There is no provided evidence or supporting data to prove the merits of this overlay. The rules will prevent any subdivision or meaningful use of these areas – no evidence support 50sqm as maximum for structures (refer to original submission for full reasons).
Andrew Robinson and Robyn Robinson	380	9	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that, if submission point 380.8 is not accepted, then HCC purchase the land subject to the Natural Character Area where there is no dwelling or structures within the area	As a means of preserving the Natural Character. As the new rules effectively mean there is no future subdivision and compensation should be paid for the loss of property rights
Andrew Robinson and Robyn Robinson	380	10	CE - Coastal Environment (General)	High and Very High Coastal Natural Character	Oppose in part	Seeks that High and Very High Coastal Natural Character Areas are reviewed, and a Moderate rating applied as outlined in the Boffa Miskell/ Niwa report, and a consenting pathway provided "that allows for exceptional development outcomes– many examples across the Hutt Valley hills already"	Subdivision as a restricted discretionary activity impedes any future development opportunity and is not consistent with the Boffa Miskell/Niwa assessment.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Robinson and Robyn Robinson	380	11a	CE - Coastal Environment (General)	CE-S1 (Indigenous vegetation removal within High and Very High Coastal Natural Character Areas)	Oppose in part	Seeks that the 50m2 threshold is removed Or alternative relief - seeks that the 50m2 threshold is maintained, with a "carve out" added "where emergency and danger require the removal of more than 50 m^2 and includes living indigenous vegetation"	The 50 m^2 per year limit as this ignores the realities of life, and what may be required in an emergency situation. Refer to original submission for full reasons
Andrew Robinson and Robyn Robinson	380	11b	CE - Coastal Environment (General)	CE-R3, CE-S1	Oppose in part	Seeks that, where development requires the removal of vegetation, this vegetation is replaced elsewhere on the property and is confirmed by a Landscape Architect within any consent application.	The 50 m^2 per year limit as this ignores the realities of life, and what may be required in an emergency situation. Refer to original submission for full reasons
Andrew Robinson and Robyn Robinson	380	12	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	"Amend language to confirm pathway for non permitted activities in respect to these bodies of water" (refer to original submission)	The language of the provision "protect sites and areas listed as Nga Awa o te Takiwa from inappropriate subdivision, use, or development" is a strong statement. This could potentially make it harder to get consents re non-permitted activities in respect of these bodies of water.
Andrew Robinson and Robyn Robinson	380	13	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Andrew Robinson and Robyn Robinson	380	14	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Andrew Robinson and Robyn Robinson	380	15a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Future modelling is complex, is not site specific and is a model only. Actual data suggests the risk is less.
Andrew Robinson and Robyn Robinson	380	15b	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose	Seeks that policy is amended as it is "impracticable for private owners to convert to above 1% AEP" (refer to original submission)	Impracticable for private owners to convert to above 1% AEP
Andrew Robinson and Robyn Robinson	380	15c	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission
Andrew Robinson and Robyn Robinson	380	16	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Robinson and Robyn Robinson	380	17	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 380.21 not accepted.
Andrew Robinson and Robyn Robinson	380	18	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 380.21 not accepted.
Andrew Robinson and Robyn Robinson	380	19	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Andrew Robinson and Robyn Robinson	380	20	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Andrew Robinson and Robyn Robinson	380	21	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Andrew Robinson and Robyn Robinson	380	22	Maps - Natural Environment Values Overlays	Flood Hazard Overlay - 269 Muritai Road	Oppose in part	Remove Flood Hazard Overlay from 269 Muritai Road	There is limited historical basis, or accurate future modelling that provides compelling evidence for this overlay on the applicant properties. (refer to original submission for full reasons and examples).
Andrew Robinson and Robyn Robinson	380	23	Maps - Natural Environment Values Overlays	Coastal Natural Character Area	Oppose in part	Remove High and Very High Coastal Natural Character Areas from 269 Muritai Road, and neighbouring properties in Eastbourne	The Boffa Miskell Coastal Natural Character Assessment report summary findings does not suggest there is any High or Very High Natural Character areas. Prevents further development (refer to original submission for full reasons).
Andrew Robinson and Robyn Robinson	380	24	Maps - Natural Environment Values Overlays	Coastal Inundation Hazard Overlay	Amend	Seeks that the Coastal Inundation Hazard Overlay, as it relates to Karamu Street, Oroua Street, Marine Parade and Pukatea Street, is removed or amended	Inconsistently applied, accuracy of modelling, gravel accumulation trends. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Andrew Robinson and Robyn Robinson	380	25	SASM - Sites and Areas of Significance to Māori	Rules	Oppose in part	Seeks that rules relating to private land in Sites and Areas of Significance to Māori are deleted	Opposes empowering one group in society to set conditions and withhold approval for private land use and development (refer to original submission for full reasons)
Upul Priyankara Angulugaha Gamage & Hewawasan Sarukkalige Yashani Pradeepika Fernando	381	1	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 36 Manor Park Road	Oppose	Remove the High Flood Hazard Overlay from 36 Manor Park, Manor Park	It was built by the approved home developer and also plans are approved by council. Are paying high rates. (refer to original submission for full reasons)
Allison Sivorarath	382	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Impacts on rural character of community and wildlife restoration efforts Impacts of noise and traffic Water supply constraints Refer to submission for full reasons.
Sensible Solutions for Eastbourne	383	1	Maps - Zoning / Residential	Large Lot Residential Zone	Oppose	Rezone properties which are zoned Large Lot Residential, to the zoning of the Operative District Plan	No compelling reason or evidence to support the interdiction of this zone or the rules to be applied. No evidence in any report as to why 1,000 sqm has been selected.
Sensible Solutions for Eastbourne	383	2a	LLRZ - Large Lot Residential Zone	LLRZ-S1 (Number of residential units per site)	Oppose in part	Seeks that "1,000m2" where stated in clauses (1) and (2) of the standard is amended to "600m2" (inferred - refer to original submission)	600 sqm allows for some future subdivision of some of the properties
Sensible Solutions for Eastbourne	383	2b	LLRZ - Large Lot Residential Zone	LLRZ-S2 (Building coverage)	Oppose in part	Amend clause (1) to increase building and structure coverage to 50%	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Sensible Solutions for Eastbourne	383	2c	LLRZ - Large Lot Residential Zone	LLRZ-S3 (Building height)	Oppose in part	Amend to increase height limit to 12m	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Sensible Solutions for Eastbourne	383	2d	LLRZ - Large Lot Residential Zone	LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7	Oppose in part	Seeks that requirements for the recession plane, setbacks, permeable surace and landscaped area, are amended to be the same as equivalent requirements in the Operative District Plan	All sites whether below or above 600 sqm get the same rules as other properties across Eastbourne.
Sensible Solutions for Eastbourne	383	2e	SUB - Subdivision	None specific	Oppose in part	Seeks that there is "permitted use subdivision and earthworks pathway" (refer to original subsmission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sensible Solutions for Eastbourne	383	3	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that, if submission point 383.2a is not accpetd, then HCC provide 100% enduring rates relief for the area above 1,000 m^2 or purchase that area, at the current market value, above 1,000m^2.	The new rules effectively mean there is no future subdivision and compensation should be paid for the loss of property rights.
Sensible Solutions for Eastbourne	383	4a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Inaccuracies in maps presented. No historical evidence to support requirement. Future modelling is untested and is a guide only. Its use is not appropriate on private properties especially in areas of low historic flooding.
Sensible Solutions for Eastbourne	383	4b	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose	Seeks that "compliance requirement in existing properties, [is removed,] where the existing property does not meet this standard." (refer to original submission)	The risks can be mitigated by HCC and Wellington Water not shifted to private owners to resolve through building changes to each property
Sensible Solutions for Eastbourne	383	4c	NH - Natural Hazards	NH-P9, NH-R9	Oppose	Seeks that "the requirement within Medium Flood Hazard overlays for all subdivision, use and development to provide for unimpeded and unobstructed conveyancing of flood waters" is removed.	This will require major changes to property and a major loss of utilisation and value.
Sensible Solutions for Eastbourne	383	4d	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission
Sensible Solutions for Eastbourne	383	5a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that, there is recognition in the District Plan that flood risk exists and some areas historically have been affected, but do not place any Flood Hazard Overlay (inferred) on individual properties (relief sought in submission points 383.5 is presented as an "alternative solution" to relief sought in submission points 383.4 - refer to original submission)	Maps are not accurate and place unnecessary burden on landowners
Sensible Solutions for Eastbourne	383	5b	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that HCC ensure the building consent processes consider the type of construction for new standalone structures where the existing construction meets the new hazard rules. Otherwise the ODP rules apply. (relief sought in submission points 383.5 is presented as an "alternative solution" to relief sought in submission points 383.4 - refer to original submission)	Reasons given not specific to this relief, see original submission
Sensible Solutions for Eastbourne	383	5c	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Oppose in part	Delete rule (inferred) (relief sought in submission points 383.5 is presented as an "alternative solution" to relief sought in submission points 383.4 - refer to original submission)	Due to the impracticalities of providing finished floor levels to the required standard in existing properties where the balance of the property does not meet this standard. (See original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sensible Solutions for Eastbourne	383	6	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Remove Slope Assessment Overlay	The slope assessment information provided to the HCC was a desk top exercise and was qualified in WSP report that the data is not meant for use on individual properties and slope lines and risks need testing on individual properties. (Refer to original submission for full reasons)
Sensible Solutions for Eastbourne	383	7	NH - Natural Hazards	Slope Assessment Overlay	Oppose in part	Seeks that the extent of the Slope Assessment Overlay is reduced to high risk stability areas only by consultation	The slope overlay needs adjustment per property to match the real risk not a one size fits all approach adopted in the PDP
Sensible Solutions for Eastbourne	383	8	Maps - Natural Environment Values Overlays	Coastal Natural Character Area	Oppose in part	Remove Coastal Natural Character Areas from the "applicant property" (refer to the original submission for a list of properties and owners comprising the "Sensible Solutions for Eastbourne" group)	There is no provided evidence or supporting data to prove the merits of this overlay. The rules will prevent any subdivision or meaningful use of these areas – no evidence support 50sqm as maximum for structures (refer to original submission for full reasons).
Sensible Solutions for Eastbourne	383	9	Does not relate to text or maps of the plan	None specific	Oppose in part	Seeks that, if submission point 383.8 is not accepted, then HCC purchase the land subject to the Natural Character Area where there is no dwelling or structures within the area	As a means of preserving the Natural Character. As the new rules effectively mean there is no future subdivision and compensation should be paid for the loss of property rights
Sensible Solutions for Eastbourne	383	10	CE - Coastal Environment (General)	High and Very High Coastal Natural Character	Oppose in part	Seeks that High and Very High Coastal Natural Character Areas are reviewed, and a Moderate rating applied as outlined in the Boffa Miskell/ Niwa report, and a consenting pathway provided "that allows for exceptional development outcomes– many examples across the Hutt Valley hills already"	Subdivision as a restricted discretionary activity impedes any future development opportunity and is not consistent with the Boffa Miskell/Niwa assessment.
Sensible Solutions for Eastbourne	383	11a	CE - Coastal Environment (General)	CE-S1 (Indigenous vegetation removal within High and Very High Coastal Natural Character Areas)	Oppose in part	Seeks that the 50m2 threshold is removed Or alternative relief - seeks that the 50m2 threshold is maintained, with a "carve out" added "where emergency and danger require the removal of more than 50 m^2 and includes living indigenous vegetation"	The 50 m^2 per year limit ignores the realities of life, and what may be required in an emergency situation. Refer to original submission for full reasons
Sensible Solutions for Eastbourne	383	11b	CE - Coastal Environment (General)	CE-R3, CE-S1	Oppose in part	Seeks that, where development requires the removal of vegetation, this vegetation is replaced elsewhere on the property and is confirmed by a Landscape Architect within any consent application.	The 50 m^2 per year limit as this ignores the realities of life, and what may be required in an emergency situation. Refer to original submission for full reasons
Sensible Solutions for Eastbourne	383	12	Maps - Energy, Infrastructure, and Transport Overlays	Highly Constrained Roads Overlay - Waitohu Road	Oppose in part	Remove the Highly Constrained Roads Overlay from Waitohu Rd, York Bay OR, HCC to provide the engineering assessments on the condition of the road and why additional traffic is a major risk, traffic reports into crash history, what traffic mitigations have been considered by HCC.	The policy, rules and standards relating to the overlay are not clear. Restricts land use, development and economic growth within the overlay. (see original submission for full reasons).
Sensible Solutions for Eastbourne	383	13	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	"Amend language to confirm pathway for non permitted activities in respect to these bodies of water" (refer to original submission)	The language of the provision “protect sites and areas listed as Nga Awa o te Takiwa from inappropriate subdivision, use, or development” is a strong statement. This could potentially make it harder to get consents re non-permitted activities in respect of these bodies of water.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sensible Solutions for Eastbourne	383	14	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Neutral	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Sensible Solutions for Eastbourne	383	15	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Sensible Solutions for Eastbourne	383	16	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.
Sensible Solutions for Eastbourne	383	17	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 383.21 not accepted.
Sensible Solutions for Eastbourne	383	18	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 383.21 not accepted.
Sensible Solutions for Eastbourne	383	19	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Sensible Solutions for Eastbourne	383	20	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sensible Solutions for Eastbourne	383	21	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Sensible Solutions for Eastbourne	383	22a	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose	Remove the hazard overlays until better data can be provided.	Future modelling is complex, is not site specific and is a model only. Actual data suggests the risk is less.
Sensible Solutions for Eastbourne	383	22b	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose	Seeks that policy is amended as it is "impracticable for private owners to convert to above 1% AEP" (refer to original submission)	Impracticable for private owners to convert to above 1% AEP
Sensible Solutions for Eastbourne	383	22c	NH - Natural Hazards	Rules	Oppose	Seeks that new rules that apply to low hazard and medium hazard sites are removed	Reasons given not specific to this relief, see original submission
Sensible Solutions for Eastbourne	383	23	Maps - Natural Environment Values Overlays	Coastal Natural Character Area	Oppose in part	Remove High and Very High Coastal Natural Character Areas from the "applicant properties", and other properties in Eastbourne (refer to the original submission for a list of properties and owners comprising the "Sensible Solutions for Eastbourne" group)	The Boffa Miskell Coastal Natural Character Assessment report summary findings does not suggest there is any High or Very High Natural Character areas. Prevents further development (refer to original submission for full reasons).
Sensible Solutions for Eastbourne	383	24	Maps - Natural Environment Values Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that the Coastal Inundation Hazard Overlay, as it relates to Muritai areas, is removed or amended (refer to submission for details of "Muritai areas")	Inconsistently applied, accuracy of modelling, gravel accumulation trends. Refer to original submission for full reasons.
Sensible Solutions for Eastbourne	383	25	SASM - Sites and Areas of Significance to Māori	Rules	Oppose in part	Seeks that rules relating to private land in Sites and Areas of Significance to Māori are deleted	Opposes empowering one group in society to set conditions and withhold approval for private land use and development (refer to original submission for full reasons)
Jackson Four Ltd	384	1	SCHED1 - Heritage Buildings and Structures	H118 - 258-260 Jackson Street, Petone	Oppose	Delete listing from Schedule	Subject to an existing consent for demolition of building except for the façade. A condition of consent requires certification of a construction and maintenance methodology. Consent condition, and provisions of Jackson Street Heritage Area, provide sufficient protection for the remaining facade. Building has stability issues. Refer to original submission of full reasons.
Jackson Four Ltd	384	2	SCHED1 - Heritage Buildings and Structures	H120 - 262-264 Jackson Street, Petone	Oppose	Delete listing from Schedule	Subject to a current resource consent application to redevelop the site which includes partial demolition of the building. The remaining elements of the heritage building will be sufficiently protected by the provisions of the Jackson Street Heritage Area. Refer to original submission for full reasons.
Jackson Four Ltd	384	3	SCHED2 - Heritage Areas	HA03 - Jackson Street Heritage Area - 258-260 Jackson Street, Petone	Oppose in part	Amend to remove 258-260 Jackson Street from the list of Heritage Buildings and Structures	Refer to reasons given for submission point 384.1
Jackson Four Ltd	384	4	SCHED2 - Heritage Areas	HA03 - Jackson Street Heritage Area - 262-264 Jackson Street, Petone	Oppose in part	Amend to remove 262-264 Jackson Street from the list of Heritage Buildings and Structures	Refer to reasons given for submission point 384.2

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jackson Four Ltd	384	5	Maps - Heritage	HA03 - Jackson Street Heritage Area - 53 Beach Street, Petone	Oppose in part	Amend the extent of the heritage area to exclude 53 Beach Street, Petone	Site contains a featureless single storey commercial building that is setback from the road boundary by approximately 17m and is otherwise used for car parking. The building is not listed as a contributing building. Similar sites have been included in the heritage area
NZ Transport Agency Waka Kotahi	385	1	Definitions	New definition - Access	Oppose (requesting new provision)	Add definition of "Access": "Means an area of land over which vehicle, pedestrian and/or cycling access is obtained to legal road. It includes: a. an access strip; b. an access allotment; and c. a right-of-way."	There is currently no definition in the plan for access, despite is being a term used throughout the District Plan. Given the frequency of use in the Plan the term should be defined.
NZ Transport Agency Waka Kotahi	385	2	Definitions	New definition - Accessway	Oppose (requesting new provision)	Add definition of "Accessway": "Means any area or part of private land where the primary purpose is to provide access, including vehicle access, between the body of any allotment(s) or site(s) and any public road, footpath, or cycling path. Accessway includes any rights of way, private way, access lot, access leg, or private road."	There is currently no definition in the plan for accessway, despite is being a term used throughout the District Plan. Given the frequency of use in the Plan the term should be defined.
NZ Transport Agency Waka Kotahi	385	3	Definitions	Activity sensitive to noise	Support in part	Amend the definition as follows: " means a: 1. residential activity, or 2. retirement village, or 3. supported residential care facility, or 4. marae, or 5. healthcare activity, or 6. education activity, or 7. community facility, or 8. custodial corrections facility, or 9. visitor accommodation activity, or 10. place of assembly. but excludes: a. Those rooms used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom."	To make it clear which portion of these buildings isn't required to comply with noise standards. This approach is similar to the approach HCC have proposed in their definition for 'activity sensitive to privacy intrusion'. Refer to original submission for full reasons
NZ Transport Agency Waka Kotahi	385	4	Definitions	Ancillary transport network infrastructure	Support in part	Amend the definition as follows: ""means infrastructure located within the road reserve and rail corridor that supports the transport network and includes, but is not limited to: a...."	To make it clear that other activities that may not be included in the definition may also be considered 'ancillary transport network infrastructure'.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	5	Definitions	Construction activity	Support in part	Amend the definition as follows: “means undertaking or carrying out any of the following construction ~~building~~ works: a. erection of new buildings and structures; b. alterations and additions to existing buildings or structures; c. demolition or removal of an existing building or structure, including total or partial demolition or removal; ~~and~~ d. relocation of a building~~.~~; or e. construction of infrastructure and network utilities."	To clarify that construction activities are not exclusively linked to the construction of buildings.
NZ Transport Agency Waka Kotahi	385	6	Definitions	Digital sign	Support in part	Amend the definition as follows: “means a sign which displays electronic graphics and/or text using electronic screens. Digital signs can include both moving and static signage.”	To make it clear that the clauses are not necessarily conjunctive.
NZ Transport Agency Waka Kotahi	385	7	Definitions	Earthworks	Support in part	Amend the definition as follows: “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), but excludes gardening, cultivation, sealing or resealing of a road or footpath, and disturbance of land for the installation of fence posts”	To make it clear that activities, such as resealing of existing roads or footpaths, do not comprise ‘earthworks’. Consistent with the definition used in the operative version of the Greater Wellington Regional Council Natural Resources Plan
NZ Transport Agency Waka Kotahi	385	8	Definitions	Habitable room	Support	Retain definition as notified	Supported for reverse sensitivity purposes
NZ Transport Agency Waka Kotahi	385	9	Definitions	High trip generating activity	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	10	Definitions	Highway and Railway Noise Overlay	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	11	Definitions	New provision - Limited Access Road	Oppose (requesting new provision)	Add definition of "Limited Access Road": "Any Road declared to be A Limited Access Road under section 88 GRPA, section 346A of the Local Government Act 1974, or the corresponding provisions of any former or later enactment."	A definition would assist with interpretation and administration of activities which interact with Limited Access Roads.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	12	Definitions	New definition - Maintenance and repair	Oppose (requesting new provision)	Add definition of "Maintenance and repair": "For the purposes of infrastructure, means any work or activity necessary to continue the operation or functioning of existing infrastructure. It does not include upgrading but does include replacement of an existing structure with a new structure of identical dimensions."	Term is used throughout the plan. Maintenance and repair activities are important for infrastructure providers, who are constantly maintaining and repairing existing assets for the good of the communities that they service. Adding a definition will assist with rules interpretation and provide clarity for those seeking to undertake maintenance and repair activities.
NZ Transport Agency Waka Kotahi	385	13	Definitions	Natural hazard mitigation works	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	14	Definitions	Official sign	Support in part	Amend the definition as follows: “means all~~any~~ signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety”	To ensure alignment is achieved with the definition as contained in the national planning standards
NZ Transport Agency Waka Kotahi	385	15	Definitions	Reasonable maximum use scenario	Support in part	Amend the definition as follows: “In relation to noise, means that level of noise incident on the exterior of the most exposed habitable room of the building in which an activity sensitive to noise occurs based on: 1. Rail noise – The current day measured or predicted rail noise level LAeq (24 h) plus 2 dB 2. Highway noise – The current day measured or predicted road traffic noise level LAeq (24 h) plus 3 dB”	Considers that it establishes an agreed approach for determining noise as generated by the state highway network. Nationally consistent approach Allows for uncertainty in the noise measurement/prediction.
NZ Transport Agency Waka Kotahi	385	16	Definitions	Regionally significant infrastructure	Support in part	Amend the definition as follows: “.... i. the Strategic Transport Network as identified in the Regional Policy Statement, Regional Plan, or ~~Wellington~~ Regional Land Transport Plan ~~2021~~....”	Supports the overall drafting and particularly the reference to the strategic transport network. As drafted refers to a fixed plan which will be subject to change in the future. A similar approach (to requested relief) is contained within the NPS for Freshwater Management
NZ Transport Agency Waka Kotahi	385	17	Definitions	Reverse sensitivity	Support in part	Amend to replace the definition with the following: "means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity."	Considers as drafted is overly complex and will confuse Plan users. Refer to original submission for full reasons.
NZ Transport Agency Waka Kotahi	385	18	Definitions	Road, road reserve, legal road	Support	Retain as notified	Consistency with definitions in s2 of the RMA
NZ Transport Agency Waka Kotahi	385	19	Definitions	Sensitive activities	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	20	Definitions	Sign	Support	Retain definition as notified	Consistent with definition provided in the National Planning Standards
NZ Transport Agency Waka Kotahi	385	21	Definitions	Transport network	Support	Retain definition as notified	Supports the definition of transport network as it includes public roads as well associated public infrastructure.
NZ Transport Agency Waka Kotahi	385	22	Definitions	Upgrading	Support	Retain definition as notified	Term used through the infrastructure and transport chapters Suitable for capturing a range of activities that an infrastructure provider may undertake when upgrading assets. Excludes "maintenance and repair", see submission point - 385.12
NZ Transport Agency Waka Kotahi	385	23	Definitions	Vehicle	Support	Retain definition as notified	Consistent with definition set out in the Land Transport Act 1998
NZ Transport Agency Waka Kotahi	385	24	Definitions	Vehicle crossing	Support	Retain definition as notified	Provides a simple to interpret definition which will aid in interpretation of provisions in the District Plan, particularly as relevant to the transport and subdivision chapters.
NZ Transport Agency Waka Kotahi	385	25	INFSD - Strategic Direction - Infrastructure	INFSD-O1, INFSD-O2, INFSD-O3, INFSD-O4, INFSD-O5	Support	Retain as notified	The objectives promote land use and development that takes into consideration the provision of infrastructure now and in the future. Further, national and regionally significant infrastructure is supported and protected.
NZ Transport Agency Waka Kotahi	385	26	INF - Infrastructure	Objectives	Support	Retain as notified	It is important that Plans acknowledge the benefits that infrastructure, which includes roads, delivers to communities whilst acknowledging that adverse effects may not be avoidable if there is a functional or operational need for the infrastructure.
NZ Transport Agency Waka Kotahi	385	27	INF - Infrastructure	NF-P1, INF-P2, INF-P4, INF-P5, INF-P6, INF-P7, INF-P9, INF-P10, INF-P11, INF-P12, INF-P13, INF-P14	Support	Retain as notified	Policies are supported as written as they: • Provide for infrastructure in a variety of locations; • Acknowledge the benefits of infrastructure to communities; • Recognise that flexibility should be provided for technological advances; • Recognise that upgrades to infrastructure should be provided for; and • Provide for adverse effects to be appropriately managed.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	28	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support in part	Amend the policy as follows: “.... 5. Encouraging the co-location of infrastructure, including the utilisation of existing designations and the use of roads as infrastructure corridors where appropriate to do so. ...”	Considers it acknowledges the benefits that can be realised through coordinated infrastructure planning. Whilst the use of roads as infrastructure corridors may be perceived as a good environmental outcome, it is not always possible to do so due to operational, functional, and safety reasons associated with the operation of the road.
NZ Transport Agency Waka Kotahi	385	29	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	30	INF - Infrastructure	INF-R6 (Signs associated with operating, maintaining, and repairing, or developing, upgrading and decommissioning of infrastructure, not including signs for the purpose of operating the transport network which are located in road reserve or rail corridor)	Support in part	Seeks changes to the permitted activity status, if relief sought in relation to INF-S13 and SIGN-S8 is not accepted (Refer to original submission and related submission points 385.35 and 385.91)	Concerned with potential for rule to permit signs in state highway road reserve without NZTA approval. Refer to original submission for full reasons.
NZ Transport Agency Waka Kotahi	385	31	INF - Infrastructure	INF-R21 (Signs for the purpose of operating the transport network, located in road reserve or rail corridor)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	32	INF - Infrastructure	INF-R22 (Ancillary transport network infrastructure)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	33	INF - Infrastructure	INF-R23 (Upgrading transport network infrastructure, including cycleways and shared paths)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	34	INF - Infrastructure	INF-R24 (New transport network infrastructure, including cycleways and shared paths)	Oppose in part	Amend activity status in rule table - where Restricted Discretionary "RDIS" is identified, replace with Permitted "PER"	The standards referred to in INF-R24, are also used as the permitted activity standards for INFR23, meaning that there is an acceptance already that if a project is designed to comply with these standards the effects are acceptable. Refer to original submission for full reasons.
NZ Transport Agency Waka Kotahi	385	35	INF - Infrastructure	INF-S13 (Signs)	Support in part	Amend the standard to insert the following clause: **All zones**: “5. The sign must not be oriented to be read from any state highway including on ramps and off ramps.” (Then update numbering of INF-S13 accordingly.)	Signs oriented to be read from any state highway, including on and off ramps, pose a safety risk to users of the state highway network. These signs should not be a permitted activity and require a resource consent so that the safety effect may be managed.

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NZ Transport Agency Waka Kotahi	385	36	INF - Infrastructure	INF-S15 (Road design)	Support in part	Amend the standard as follows: "... Note: The construction and operation of a new state highway will not be required to comply with these standards."	These standards are not appropriate for the construction of a state highway. Clarifying the standard does not apply to state highways will assist consent officers in interpreting and applying the standards.
NZ Transport Agency Waka Kotahi	385	37	PINF - Protection of infrastructure	PINF-O1 (Adverse effects on infrastructure)	Support	Retain objective as notified	It is critical that new development does not compromise the operation of existing infrastructure, and development of new infrastructure
NZ Transport Agency Waka Kotahi	385	38	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Support	Retain policy as notified	It acknowledges that noise sensitive activities within a defined highway noise overlay need to be controlled so as to protect regionally significant infrastructure from incompatible new use and development
NZ Transport Agency Waka Kotahi	385	39	TR - Transport	TR-O1 (Purpose)	Support	Retain objective as notified	It requires land use development to occur in a manner which does not compromise the safety and efficiency of the transport network
NZ Transport Agency Waka Kotahi	385	40	TR - Transport	TR-P1, TR-P2, TR-P3, TR-P7	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	41	TR - Transport	TR-P6 (Highly constrained roads)	Support in part	Amend the policy as follows: "TR-P6: Highly constrained roads and Limited Access Roads Manage effects on the capacity and safe function on roads which are highly constrained or Limited Access Roads by: 1. Identifying roads with constraints that limit existing safe operation and which have constraints to future upgrades, 2. Identifying sites that are accessed by these roads through the Highly Constrained Roads Overlay or Limited Access Road Mapping, and 3. Only allowing new land use and development within the Highly Constrained Roads Overlay or Limited Access Road Mapping where: a. There is no increase in motor vehicle trips on the highly constrained roads or Limited Access Road, or b. It can be demonstrated that additional motor vehicle trips will not worsen the safe operation of the road, or c. Improvements are made to the highly constrained road or Limited Access Road to ensure additional motor vehicle trips are accommodated safely and efficiently, and an equitable financial contribution is made for these improvements."	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	42	TR - Transport	TR-R2 (New vehicle crossings)	Support in part	Amend the rule as follows: "1. Activity status: Permitted Where: ... d. Not located within, or accessed from, a Limited Access Road Note: If a resource consent application is made under this rule for a vehicle crossing that is accessed from a Limited Access Road, NZTA will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided."	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	43	TR - Transport	TR-R3 (All activities – Trip generation)	Support	Retain clause 1 of the rule as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	44	TR - Transport	TR-R3 (All activities – Trip generation)	Support in part	Amend the matters of discretion under clause 2 of the rule: "Matters of discretion are restricted to: ... 9. If the activity is located within 100m from any on-ramps, off-ramps, or any intersection with the state highway then the effects of the activity on the safe and efficient operation of the state highway shall be considered."	To provide for considering the effects of the exceedance of the high trip generating activity thresholds on the receiving state highway network.
NZ Transport Agency Waka Kotahi	385	45	TR - Transport	TR-R4 (Activities within the Highly Constrained Roads Overlay)	Support in part	Amend the rule description as follows: "TR-R4: Activities within the Highly Constrained Roads Overlay or access from a Limited Access Road."	The addition of the reference to Limited Access Roads will assist with managing adverse effects.
NZ Transport Agency Waka Kotahi	385	46	TR - Transport	TR-R4 (Activities within the Highly Constrained Roads Overlay)	Support	Retain clause 2 of the rule as notified.	There is the potential for activities that cannot comply with the permitted activity standards to have substantial effects so this needs to be managed appropriately.
NZ Transport Agency Waka Kotahi	385	47	TR - Transport	Table 8: High trip generating activity thresholds	Oppose in part	Seeks that the table is replaced with a table with the following requirements: Threshold for light vehicle movements - 100 per day Threshold for heavy vehicle movements - 8 per week And the following note included: Note: vehicle movements are defined as (as noted in the New Zealand Transport Agency Planning Policy Manual: Appendix 1 – Glossary): - 1 car to and from the property = 2 equivalent car movements - 1 truck to and from the property = 6 equivalent car movements - 1 truck and trailer to and from the property = 10 equivalent car movements."	Some activities have "no threshold", such as grocery stores, supermarkets where clearly they would be a high trip generating activity, and effects of vehicle movements should be assessed on a case-by-case basis. Current approach has the potential to provide for activities to be approved without due consideration of the effects of the activity on the transport network occurring.
NZ Transport Agency Waka Kotahi	385	48	NH - Natural Hazards	Objectives	Support	Retain as notified	Utilises a risk based approach and encourages new land use and development to minimise risk from hazards on infrastructure
NZ Transport Agency Waka Kotahi	385	49	NH - Natural Hazards	NH-P1, NH-P2, NH-P3, NH-P4, NH-P8	Support	Retain as notified	Utilises a risk based approach and encourages new land use and development to minimise risk from hazards on infrastructure

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	50	NH - Natural Hazards	NH-P5 (Green infrastructure)	Oppose in part	Amend the policy as follows: "Encourage the use of green infrastructure or Mātauranga Māori approaches when undertaking natural hazard mitigation works ~~by the Wellington Regional Council, Hutt City Council, New Zealand Transport Agency (Waka Kotahi), KiwiRail or their nominated contractors or agents~~ within Natural Hazard Overlays where practicable to do so."	Opposes the directive nature of this policy as written which is placing a burden on central and local government agencies and their contractors. There is an appropriate time and place for the use of green infrastructure, and given constraints experienced by the transport network, this may not always be possible or practicable.
NZ Transport Agency Waka Kotahi	385	51	HH - Historical Heritage	HH-P11 (Total demolition of heritage buildings and heritage structures)	Support	Retain policy as notified	Promotes the protection of heritage buildings and structures , but provides for total demolition if it is demonstrated that it is necessary to provide for the functional or operational needs of infrastructure
NZ Transport Agency Waka Kotahi	385	52	TREE - Notable Trees	TREE-R1 (Trimming of notable trees)	Support in part	Amend the rule as follows: "Activity status: Permitted Where: The trimming is undertaken by Hutt City Council, or relevant network utility provider for the health of the tree or to safeguard life or property, including for the maintenance and operation of existing network utilities."	Section 55 of the Government Roading Powers Act provides for the trimming or removal of trees that is overhanging or overshadowing a road to such an extent as to damage the road, or to endanger or obstruct the lawful use of the road to be detrimental to the maintenance of the road and any associated draining system. NZTA seeks that the permitted activity rule is amended to reflect this.
NZ Transport Agency Waka Kotahi	385	53	TREE - Notable Trees	TREE-R2 (Removal of notable trees)	Support in part	Amend the rule as follows: "Activity status: Permitted Where: The removal is undertaken by Hutt City Council or relevant network utility provider to safeguard life, ~~or~~ property, or the operation of existing network utilities."	Section 55 of the Government Roading Powers Act provides for the trimming or removal of trees that is overhanging or overshadowing a road to such an extent as to damage the road, or to endanger or obstruct the lawful use of the road to be detrimental to the maintenance of the road and any associated draining system. NZTA seeks that the permitted activity rule is amended to reflect this.
NZ Transport Agency Waka Kotahi	385	54	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Support in part	Amend the policy as follows: "9. Mana whenua to exercise customary harvesting practices, and 10. The construction of new infrastructure that has a functional need or operational need to be in that location."	Supports clauses (6) and (8). Requested new clause (10) is appropriate given ECO-P4 then sets out how adverse effects from the removal of indigenous vegetation are to be managed.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	55	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Support in part	Amend the notified rule as follows: "2. Activity status: Permitted Where:.. b. x. Required in accordance with Section 55 of the Government Roading Powers Act 1989" And "3. Activity status: Permitted Where:.. a. xi. Required in accordance with Section 55 of the Government Roading Powers Act 1989"	Section 55 of the Government Roading Powers Act provides for the trimming or removal of trees that is overhanging or overshadowing a road to such an extent as to damage the road, or to endanger or obstruct the lawful use of the road to be detrimental to the maintenance of the road and any associated draining system. The Fire and Emergency New Zealand Act has been inserted within this rule in a similar way.
NZ Transport Agency Waka Kotahi	385	56	ECO - Ecosystems and Indigenous Biodiversity	Appendix ECOO-App2 (Principles for biodiversity offsetting)	Oppose	Delete appendix	These principles are already contained within the National Policy Statement for Indigenous Biodiversity, and should these change through amendments to the national policy statement in the future then the Hutt City District Plan will be contrary to the established national direction.
NZ Transport Agency Waka Kotahi	385	57	ECO - Ecosystems and Indigenous Biodiversity	Appendix ECOO-App3 (Principles for biodiversity compensation)	Oppose	Delete appendix	These principles are already contained within the National Policy Statement for Indigenous Biodiversity, and should these change through amendments to the national policy statement in the future then the Hutt City District Plan will be contrary to the established national direction.
NZ Transport Agency Waka Kotahi	385	58	PA - Public Access	PA-P3 (Restriction of public access)	Support in part	Amend the notified policy as follows: "Only allow for the restriction of public access to, along, or adjacent to rivers, lakes and the coastal marine area where: 1. The restrictions are necessary to:.... g. Provide for the safe and efficient operation of regionally and nationally significant infrastructure, or"	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	59	SUB - Subdivision	SUB-O3 (Servicing of allotments)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	60	SUB - Subdivision	SUB-P6 (Transport network)	Support in part	Amend the notified policy as follows: "Provide for subdivision where: 1. The safe and efficient functioning of the transport network is maintained, taking into account the existing capacity and safety of the network.."	To provide more clarification to make it clear that the existing capacity and safety of the network is not compromised by new subdivision.

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NZ Transport Agency Waka Kotahi	385	61	SUB - Subdivision	SUB-P7 (Servicing and access)	Support in part	Amend the notified policy as follows: "Require all allotments created by any subdivision to be adequately serviced as follows: ... 4. b. Provide for pedestrian amenity, ~~and~~ c. Safely accommodate the intended number of users~~.~~ , and d. Avoid effects being generated on the operation of the existing road network."	To provide further clarification that new roads and new vehicle access need to be designed in such a manner that they do not compromise the operation of the surrounding road network.
NZ Transport Agency Waka Kotahi	385	62	SUB - Subdivision	SUB-P24 (Subdivision of land with access from highly constrained roads)	Support in part	Amend the notified policy as follows: "SUB-P24 Subdivision of land with access from highly constrained roads or a Limited Access Road Only allow subdivision of land in the Highly Constrained Road Overlay with access from a highly constrained road or a Limited Access Road where: 1. The additional transport demand created by the subdivision and enabled use and development can be safely and efficiently accommodated, and 2. Any necessary improvements or upgrades to the roads are implemented prior to any additional use or development. For any subdivision resource consent application made that is accessed from a Limited Access Road, NZTA will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	63	SUB - Subdivision	SUB-R23 (Subdivision of land in the Highly Constrained Roads Overlay)	Support in part	Amend rule description as follows: "Subdivision of land in the Highly Constrained Roads Overlay or accessed from a Limited Access Road"	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	64	SUB - Subdivision	SUB-S3 (Roads)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	65	EW - Earthworks	EW-P1, EW-P2, EW-P3	Support	Retain as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	66	EW - Earthworks	EW-R3 (Earthworks for maintaining or constructing public walking and cycling tracks)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission

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NZ Transport Agency Waka Kotahi	385	67	FC - Financial Contributions	FC-R2 (Any land use activity)	Support in part	Amend the notified rule as follows: “No financial contribution is required for the following:.. 6. Where the land use activity is for the purpose of constructing, operating, or maintaining a network utility or a part of the transport network.”	Unclear whether rule captures network utility activities. Refer to submission for full reasons.
NZ Transport Agency Waka Kotahi	385	68	LIGHT - Light	LIGHT-P1 (Providing for and managing artificial lighting)	Support	Retain policy as notified	Recognises the important role that lighting plays on the transport network as well as protecting the safety of the operation of the transport network
NZ Transport Agency Waka Kotahi	385	69	LIGHT - Light	LIGHT-S1 (Light spill)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	70	LIGHT - Light	LIGHT-S2, LIGHT-S4, LIGHT-S5	Support	Retain as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	71	Maps - Energy, Infrastructure, and Transport Overlays	Highway and Railway Noise Overlay	Oppose in part	Seeks that the "Highway and Railway Noise Overlay – Moderate" & "Highway and Railway Noise Overlay – High" is replaced with one overlay titled "Highway and Railway Noise Overlay". This overlay should be based on a level of 57 dBLAew(24h) or more being experienced as modelled from the State Highway and the Railway corridor. In-lieu of modelling a 100m buffer should be applied. (Refer to original submission).	Supports use of an overlay to manage activities sensitive to noise. Does not support splitting into two overlays and unclear how these overlays have been developed. Refer to original submission for full reasons.
NZ Transport Agency Waka Kotahi	385	72	NOISE - Noise	NOISE-O2 (Reverse sensitivity)	Support in part	Amend the objective as follows: “Existing noise generating activities, and future or expanded noise generating activities in locations anticipated for such activities, are not unreasonably constrained in their operations by reverse sensitivity from inappropriately located or designed activities sensitive to noise”.	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	73	NOISE - Noise	NOISE-P1 (Appropriate noise generating activities)	Support	Retain policy as notified	This is in keeping of the noise provisions for activities near the state highway network
NZ Transport Agency Waka Kotahi	385	74	NOISE - Noise	NOISE-P3 (Reverse sensitivity)	Support in part	Amend policy as follows: "Require sound insulation ~~where practical~~ for activities sensitive to noise:..."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NZ Transport Agency Waka Kotahi	385	75	NOISE - Noise	New policy - Noise related effects from State Highways and the Rail Network	Oppose (requesting new provision)	Add a new policy as follows: "NOISE-P4: Noise related effects from State Highways and the Rail Network Enable new and expanded activities sensitive to noise located adjacent to existing State Highways and the Rail Network that are designed, constructed and maintained to achieve indoor design noise levels and provide for other habitable rooms when they minimise any adverse effects on the health and wellbeing of people from noise and the potential for reverse sensitivity effects from noise, having regard to: 1. The outdoor amenity for occupants of the activity sensitive to noise; 2. The location of the noise-sensitive activity in relation to the State Highway or Rail Network; 3. The ability to appropriately loc ate the activity within the site; 4. The ability to meet the appropriate levels of acoustic insulation through screening, alternative technologies or materials; 5. The ability to mitigate any effects on buildings from vibration generated by the State Highway or Rail Network; 6. Any mitigation of noise provided by topographical or other existing features on the site or surrounding area; 7. Any adverse effects on the State Highway or Rail Network; and 8. The outcome of any consultation with the New Zealand Transport Agency Waka Kotahi or KiwiRail Holdings Limited."	Ensures that the state highway network is not adversely affected by noise sensitive activities located in close proximity to the state highway network
NZ Transport Agency Waka Kotahi	385	76a	NOISE - Noise	NOISE-R6, NOISE-R7	Oppose in part	Seeks that the rules are replaced by a new rule. Refer to original submission (pp. 20-21, 28-32) for full details of requested relief.	Appropriate mitigation of noise sensitivity is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected. Refer to original submission for full reasons.
NZ Transport Agency Waka Kotahi	385	76b	NOISE - Noise	NOISE-S5, NOISE-S6	Oppose in part	Seeks that the standards are replaced by a new standard. Refer to original submission (pp. 20-21, 28-32) for full details of requested relief.	Appropriate mitigation of noise sensitivity is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected. Refer to original submission for full reasons.
NZ Transport Agency Waka Kotahi	385	77	SIGN - Signs	Introduction	Support in part	Amend to add the following paragraph: "Signs located on, or over, State Highways and State Highway road reserves require approval from the New Zealand Transport Agency, regardless of whether the sign complies with the provisions of the District Plan. Any sign fronting or clearly visible from a State Highway will require affected party approval from the New Zealand Transport Agency."	Signs by their nature are designed to capture the attention of the occupants of vehicles, and could distract drivers. If drivers are distracted a safety risk is created.

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NZ Transport Agency Waka Kotahi	385	78	SIGN - Signs	SIGN-O1 (Signs)	Support	Retain objective as notified	Signs have the potential to generate a number of adverse effects, including on the transport network, which is captured by this objective.
NZ Transport Agency Waka Kotahi	385	79	SIGN - Signs	SIGN-P1 (Signs provided for)	Support	Retain policy as notified	Signs have a number of effects to consider, which the policy adequately covers. This will support decision making.
NZ Transport Agency Waka Kotahi	385	80	SIGN - Signs	SIGN-P4 (Digital and illuminated signs)	Support in part	Amend the policy as follows: "... 6. The sign is not visible from a state highway or road with a speed limit of 70~~80~~km/h or more, and 7. Cumulative effects of digital billboards are managed."	Should consider effects that are particularly significant with the nature of digital billboards – being the cumulative effects of multiple digital billboards in proximity to each other. Overseas research has found a statistically significant increase in injury crashes in high speed areas
NZ Transport Agency Waka Kotahi	385	81	SIGN - Signs	SIGN-P6 (Impacts of signs on the transport network)	Support	Retain policy as notified	Signs have the potential to generate number of effects on the transport network. This policy as notified captures those effects and seeks to control how signs are designed so that adverse effects are managed.
NZ Transport Agency Waka Kotahi	385	82	SIGN - Signs	SIGN-R1 (Signs)	Support in part	Amend clause (1) of the rule as follows: "... c. The sign cannot be seen beyond the boundary of a site or from the state highway network, or..."	All signs visible from the state highway should require a resource consent, given the potential safety effect signs can generate on the state highway network
NZ Transport Agency Waka Kotahi	385	83	SIGN - Signs	SIGN-R1 (Signs)	Support in part	Amend clause (2) of the rule to include a notification clause: "Notification: Limited notification to the New Zealand Transport Agency is required for applications under this rule due to a non-compliance with SIGN-R1.1(c), (d, viii and ix).	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	84	SIGN - Signs	SIGN-R3 (Digital signs)	Support in part	Amend clause (1) the rule as follows: "... iv. Is not visible, or oriented, to be read from a state highway or road with a speed limit of ~~80~~70km/h or more," And "vii. Displays images for an appropriate dwell time determined so that no more than 5 per cent of drivers are exposed to image changes ~~minimum of 35 seconds before transitioning to the next~~ when visible from a road with a speed limit of ~~80~~70km/h or more" And "ix: Is not visible from, or within 100m of, a State Highway on ramp and/or off ramp." "x: Is not located where there are any other digital billboards in a driver's field of vision."	Overseas research has found a statistically significant increase in injury crashes in high speed areas. 35 seconds dwell time may be appropriate in some circumstances, but each should be assessed on a case by case basis to ensure the safety of road users is not compromised. Drivers should not be able to see more than one digital billboard at any one time to reduce the potential for distraction

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NZ Transport Agency Waka Kotahi	385	85	SIGN - Signs	SIGN-R3 (Digital signs)	Support in part	Amend clause (2) of the rule to include a notification clause: "Notification: Limited notification to the New Zealand Transport Agency is required for applications under this rule due to a non-compliance with SIGN-R3.1(a)(iv, vii, ix, and x))."	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	86	SIGN - Signs	SIGN-S1 (Area of a sign)	Support in part	Amend the matters of discretion for all zones: "Matters of discretion if the standard is not met: ... 6. Any adverse effects on the safety and efficiency of the transport network and its users."	Signs not complying with these standards have the potential to distract drivers, thus potentially creating a safety effect for users of the transport network.
NZ Transport Agency Waka Kotahi	385	87	SIGN - Signs	SIGN-S2 (Combined area of signs per site)	Support in part	Amend the matters of discretion for all zones: "Matters of discretion if the standard is not met: ... 7. Any adverse effects on the safety and efficiency of the transport network and its users."	Signs not complying with these standards have the potential to distract drivers, particularly through visual clutter, thus potentially creating a safety effect for users of the transport network
NZ Transport Agency Waka Kotahi	385	88	SIGN - Signs	SIGN-S4 (Height of freestanding of signs)	Support in part	Amend the matters of discretion for all zones: "Matters of discretion if the standard is not met: ... 5. Any adverse effects on the safety and efficiency of the transport network and its users."	Signs not complying with these standards have the potential to distract drivers, thus potentially creating a safety effect for users of the transport network.
NZ Transport Agency Waka Kotahi	385	89	SIGN - Signs	SIGN-S6 (Temporary signs)	Support in part	Amend the standard as follows: "1. A temporary sign must not be displayed more than 7 days ~~3 months~~ prior to the event of activity the sign is advertising. 2. A temporary sign must be removed within 48 hours ~~7 days~~ of the completion or cancellation of the event or activity the sign is advertising. ... 5. The temporary sign must not be oriented to be read from any state highway including on ramps and off ramps."	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	90	SIGN - Signs	SIGN-S7 (Election signs)	Support in part	Amend the standard as follows: "4. The election sign must not be oriented to be read from any state highway including on ramps and off ramps."	Reasons given not specific to this relief, see original submission

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NZ Transport Agency Waka Kotahi	385	91	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Support in part	Amend the standard as follows: “4. Signs visible from any state highway or road with a speed limit of ~~80~~70km/h must not: a. Contain phone numbers, email addresses, web addresses, social media handles, physical addresses (other than the address of the site on which the sign is located), ~~or~~ any other dorm of contact details, or logos, or..”	Evidence finds statistically significant increase in crashes in the presence of digital billboards in higher speed environments
NZ Transport Agency Waka Kotahi	385	92	SIGN - Signs	SIGN-S9 (Sign illumination)	Oppose in part	Amend the standard as follows: “2. Illumination of any sign must not result in the illuminance of any roadway ~~by more than 4 lux in a Residential Zone, Rural Zone, Open Space Zone, or Natural Open Space Zone, or 20 lux in any other area~~.”	Any light spill could generate adverse safety effects for road users so should be subject to a resource consent and associated safety assessment if required
NZ Transport Agency Waka Kotahi	385	93	TEMP - Temporary Activities	TEMP-O2 (Adverse effects of temporary activities)	Support in part	Amend the objective as follows: “6. Do not generate adverse effects on the safety and operation of the State Highway network.”	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	94	TEMP - Temporary Activities	TEMP-P4 (Minimising certain effects of temporary activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	95	TEMP - Temporary Activities	TEMP-P7 (When effects of temporary activities on transport network operations and capacity must be mitigated)	Support in part	Amend the policy as follows: ”Mitigate the adverse effects of temporary activities on the operations, safety and capacity of the transport network that are: ... 4. Will generate unreasonable effects on the safety and/or operation of the state highway network.”	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	96	TEMP - Temporary Activities	TEMP-S4 (Transport)	Support in part	Amend the standards and matters of discretion for each zone included in TEMP-S4 as follows: “... 3. Temporary activities shall not generate more than 200 vehicle movements which are accessed from the state highway on any day. Matters of discretion of the standard is breached:... 6. Temporary activities shall not generate adverse effects on the safety and operation of the state highway network including through queuing.”	Supports inclusion of a standard which addresses transport based on a zone-by-zone approach. Temporary activities have the potential to have significant impact on the safe and efficient operation of the transport network, particularly those of a larger scale, or directly accessed to/from the state highway network. Refer to original submission for full reasons
NZ Transport Agency Waka Kotahi	385	97	Maps - Zoning / Moves between categories	All zones	Support	Retain the zones as mapped	It is important that land use planning throughout the Hutt Valley is undertaken in a coherent manner which is influenced by the underlying zoning and associated rules.

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NZ Transport Agency Waka Kotahi	385	98	Residential Zones	LLRZ-P5, LLRZ-R5(2,4), LLRZ-S1(2 & 3), MRZ-O4, MRZP2(6), MRZR5(2,4), MRZR12(4), MRZS1(2), HRZ-O4, HRZ-P2(6), HRZ-R5(2, 4), HRZ-R13(4), HRZ-S1(2)	Support	Retain as notified	Supports the inclusion of the matters of discretion that require the capacity of network infrastructure, including the transport network required to service development, and the effects on the safety and efficiency of the transport network to be considered if the development standards are breached and a resource consent is required
NZ Transport Agency Waka Kotahi	385	99	Designations	NZTA - New Zealand Transport Agency	Support	Retain NZTA designations as notified	Reasons given not specific to this relief, see original submission
NZ Transport Agency Waka Kotahi	385	100	Maps - Designations	NZTA-01, NZTA-02, NZTA-03, NZTA-04	Support in part	Amend to correctly identify the extents of NZTA designations	Correction of some minor errors. Refer to original submission for full reasons.
Kāinga Ora - Homes and Communities	386	1a	Maps - Zoning / Commercial and Industrial	Local Centre Zone - 308 Waiwhetū Road	Oppose in part	Rezone property to Mixed Use Zone	The site abuts properties that have been rezoned MUZ under the PDP. None of these sites have the Active Street Overlay The site is separated from Local Centre Zone land, which is on the other side of Waiwhetū Road. No other sites along the western side of Waiwhetū Road are subject to the Active Street Overlay, which makes the intent of the overlay devoid.
Kāinga Ora - Homes and Communities	386	1b	Maps - Other	Active Street Frontage Overlay - 308 Waiwhetū Road	Oppose in part	Remove Active Street Frontage Overlay from 308 Waiwhetū Road	Refer to reasons given for submission point 386.1a
Kāinga Ora - Homes and Communities	386	2	THW - Three Waters	THW-O1 (Infrastructure-enabled urban development)	Support	Retain objective as notified	Particularly supports provision to provide for alternative means to service use and development
Kāinga Ora - Homes and Communities	386	3	THW - Three Waters	THW-P1 (Three waters infrastructure servicing)	Support in part	Amend policy as follows: "Enable use and development in urban areas that is serviced by existing three waters infrastructure which: ~~1. Meets the requirements of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0,~~ 2. Has sufficient capacity to accommodate the use, or development, and 3. Either exists prior to the commencement of construction or is proposed to be installed in conjunction with the proposed development."	Clause 1 is already provided for in a more appropriate manner in policy THW-P2

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Kāinga Ora - Homes and Communities	386	4	THW - Three Waters	THW-P2 (Three waters infrastructure capacity)	Support in part	Amend policy as follows: "Only allow...where: ... 2.... a. Provides a comparable level of service to the use or development as outlined in the relevant Wellington Water Regional Standard for Water Services, December 2021, Version 3.0,..."	Particularly supports allowing for acceptable alternative solutions to allow for use and development in urban areas with insufficient existing three waters capacity. It is appropriate to refer to "relevant" requirements as some requirements relate to other regulatory processes
Kāinga Ora - Homes and Communities	386	5	THW - Three Waters	THW-P4 (Water sensitive design)	Oppose in part	Amend policy as follows: "Encourage and promote ~~Require~~ new development in urban areas (except for commercial and mixed use zones) to incorporate water sensitive design methods and to be designed, constructed and maintained to: 1) Manage activities to a~~A~~void and where that is not possible, ~~or~~ mitigate off-site effects from surface water runoff, and..."	Generally supports the policy with amendments to provide the flexibility where practicable to achieve such outcomes as not all developments can achieve and attain all aspects in design and layout. Also reflects the assessment criteria within THWR3(6) where site constraints are considered that may prevent water sensitive design
Kāinga Ora - Homes and Communities	386	6	THW - Three Waters	THW-R3 (New buildings (excluding accessory buildings) in an Urban Zone – Water Sensitive Design)	Support in part	Amend rule as follows: "...Matters of discretion are restricted to: ... 8. Any alternative engineering solutions that mitigate any adverse effects of stormwater discharge from the site. Note: An approved solution is one which meets the requirements of one of the acceptable solutions in the Wellington Water Managing Stormwater Runoff – The Use of Approved Solutions for Hydraulic Neutrality."	Generally supports the policy with amendments to provide the flexibility where practicable to achieve such outcomes as not all developments can achieve and attain all aspects in design and layout.

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Kāinga Ora - Homes and Communities	386	7	TR - Transport	TR-R3 (All activities – Trip generation)	Oppose in part	Amend "information requirements" under clause 2 of rule as folllows: "Information Requirements: Applications made under this rule must include an Integrated Transport Assessment prepared by a suitably qualified traffic engineer or transport planner. The Integrated Transportation Assessment shall be in detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. Basic Assessment – 51-60 new or additional carparks Confirmation of how the development complies with the relevant Transportation Rules; Where there is a small degree of non-compliance an assessment of effects identifying any potential adverse effects on public realm, movement networks, safety and security, and/or on the transport network and any measures required to avoid, remedy or mitigate those adverse effects adjacent to the site. Local Assessment – 61-100 carparks This will discuss the transport effects relating to the public realm, movement networks, safety and security, and the transport network (including the function of roads as identified in the road hierarchy) and identify existing conditions and compare the predicted effects of the development. Any measures required to avoid, remedy or mitigate adverse effects should be identified."	The degree of traffic impact assessment required for a restricted discretionary activity should vary dependent on the degree of exceedance. Also relates to relief sought in submission point 386.10
Kāinga Ora - Homes and Communities	386	8	TR - Transport	TR-S5 (Vehicle crossings – Number, location and width)	Oppose in part	Amend the standard as follows: ~~1. The number of vehicle crossings per site must not exceed the following:~~ ~~a. Where the total frontage width does not exceed 50m: One vehicle crossing.~~ ~~b. Where the total frontage width is between 50m and 100m: Two vehicle crossings.~~ ~~c. Where the total frontage width exceeds 100m: Three vehicle crossings.~~ ~~2. Where a site has more than one frontage and is permitted only one vehicle crossing, the location selection of the vehicle crossing must be in accordance with the following order of precedence:~~ ~~a. Local streets, then~~ ~~b. Urban connectors or Rural roads, then~~ ~~c. Any other road.~~ 3. Vehicle crossings at the point..."	One entrance per 50m is a restrictive standard which limits the viability of on-site manoeuvring and access Inhibits the intent of the PDP to provide for high and medium density development where new allotments created would be much narrower than 50m TR-S6 sufficient to ensure vehicle crossings are appropriately located to mitigate effects

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Kāinga Ora - Homes and Communities	386	9	TR - Transport	TR-S10 (Loading and unloading – Residential)	Oppose	Delete standard	Repeats Council's waste management bylaw and does not need to be included within the PDP
Kāinga Ora - Homes and Communities	386	10	TR - Transport	Table 8: High trip generating activity thresholds	Oppose in part	Amend table as follows: Resdenital activities: "~~Residential units~~ Number of new carparking spaces / All other zones: ~~20~~50 or more ~~residential units~~carparking spaces"	A 20 dwellings threshold is too low a restriction and places additional cost and burden on an applicant to obtain a traffic assessment. Refer to original submission for full reasons.
Kāinga Ora - Homes and Communities	386	11	FC - Financial Contributions	FC-S1 (Purpose of financial contributions)	Oppose in part	Amend standard as follows: "A financial contribution may be required for the following purposes: ~~1. Providing and/or upgrading services and infrastructure.~~ 2. Providing and/or upgrading reserves...."	Queries need for providing and/or upgrading services and infrastructure when Council collect development contributions for the same. Opposes 'double dipping' of fees paid for infrastructure.
Kāinga Ora - Homes and Communities	386	12	FC - Financial Contributions	FC-S4 (Amount of financial contributions – Services and infrastructure, and offsetting and compensation)	Oppose	Delete standard	Queries need for providing and/or upgrading services and infrastructure when Council collect development contributions for the same. Opposes 'double dipping' of fees paid for infrastructure.
Kāinga Ora - Homes and Communities	386	13	FC - Financial Contributions	Table 1: (Financial Contribution Amount for Services and Infrastructure)	Oppose	Delete table	Queries need for providing and/or upgrading services and infrastructure when Council collect development contributions for the same. Opposes 'double dipping' of fees paid for infrastructure.
Kāinga Ora - Homes and Communities	386	14	EW - Earthworks	EW-S1 (Area of earthworks)	Oppose in part	Amend standard as follows: Residential zones: "The area of earthworks must not exceed ~~250m2~~ 500m^2 per site in any 12-month period."	Earthworks at this scale can easily be managed through appropriate standards including requirements for sediment and erosion control
Kāinga Ora - Homes and Communities	386	15	EW - Earthworks	EW-S4 (Transport of cut and fill material)	Oppose	Delete standard	This matter can be appropriately considered as a matter of discretion when EW-S1 is exceeded and appropriate standard conditions regarding tracking etc can then be included within a resource consent.
Kāinga Ora - Homes and Communities	386	16	Definitions	New definition - Stabilised	Oppose (requesting new provision)	Add definition of "Stabilised": "means the process of making an area of disturbed soil or site of earthworks resistant to erosion, achieved by paving, metaling, building over or revegetating. Where seeding or grassing is used on a surface that is not otherwise resistant to erosion, the surface is stabilised once 80% vegetative ground cover has been established over the entire area."	To support application of EW-S5 - provide guidance and clarity as to what methods could be used

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Kāinga Ora - Homes and Communities	386	17	WIND - Wind	WIND-R1 (Demolition, alteration, and additions to existing buildings and structures)	Oppose in part	Amend rule as follows: "2. Activity status: Permitted Where: a. Demolition and alterations do not include the removal of existing off-site wind mitigation measures required by a resource consent, and b. Additions or alterations either: ~~i. Do not increase the height of the building or structure by more than 8m when measured from the existing highest point of the building or~~ ~~structure, or~~ ii. Do not result in the building or structure exceeding a height threshold specified in Table 1: Height thresholds for wind assessment when measured from ground level."	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	18	WIND - Wind	Table 1: Height thresholds for wind assessment	Oppose in part	Seeks that height thresholds in table, are replaced with a singular requirement as follows: "All zones: 22m"	Questions the difference in height thresholds between the City Centre Zone/Metro Centre Zone and all other zones
Kāinga Ora - Homes and Communities	386	19	MRZ - Medium Density Residential Zone	MRZ-O1 (Purpose of the Medium Density Residential Zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	20	MRZ - Medium Density Residential Zone	MRZ-O2 (Activities in the Medium Density Residential Zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	21	MRZ - Medium Density Residential Zone	MRZ-O3 (Provision of housing)	Support	Retain objective as notified	Particularly supports the reference to three storey buildings
Kāinga Ora - Homes and Communities	386	22	MRZ - Medium Density Residential Zone	MRZ-O4 (Planned character and planned urban built environment...)	Support in part	Amend objective as follows: "Built development in the Medium Density Residential Zone will positively contribute to a predominantly residential urban environment that: 1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired ~~urban design~~ outcomes for the zone, ..."	Generally supports objective, although the urban environment should achieve the outcomes of the zone and not limited solely to urban design outcomes
Kāinga Ora - Homes and Communities	386	23	MRZ - Medium Density Residential Zone	MRZ-P1 (Compatible activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	24	MRZ - Medium Density Residential Zone	MRZ-P2 (Non-residential activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	25	MRZ - Medium Density Residential Zone	MRZ-P3 (Other activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

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Kāinga Ora - Homes and Communities	386	26	MRZ - Medium Density Residential Zone	MRZ-P4 (Provision of housing)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	27	MRZ - Medium Density Residential Zone	MRZ-P5 (Benefits of medium-density housing)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	28	MRZ - Medium Density Residential Zone	MRZ-P11 (Changing urban environment)	Support	Retain policy as notified	Particularly supports the recognition that medium density development will lead to change within the urban environment which should be expected.
Kāinga Ora - Homes and Communities	386	29	MRZ - Medium Density Residential Zone	MRZ-P12, rules and standards	Multiple	Seeks that MRZ-P12 is deleted, and the chapeau is moved to the matters of discretion under each relevant rule or standard. (Refer to original submission).	Supports the urban design outcomes proposed, but considers it reads as matters of discretion rather than a policy
Kāinga Ora - Homes and Communities	386	30	MRZ - Medium Density Residential Zone	MRZ-P13, rules and standards	Multiple	Seeks that MRZ-P13 is deleted, and that the wording of the policy is amended for use as assessment crieteria under relevant rules and/or standards as follows: "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. 1. The extent to which the proposal creates ~~Create~~ a safe and legible residential environment by: a. providing easily visible~~,~~ and accessible~~, and sheltered~~ main entrances to buildings (other than accessory buildings), b. enabling passive surveillance over public and communal spaces, c. appropriately designing, demarcating, and lighting public, communal, and private spaces, ~~d. avoiding wasted space or space of unclear function, and~~ e. integrating other CPTED measures at a scale appropriate for the site. 2. ~~Avoid~~ Minimises having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape. 3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:	The specific urban design outcomes are better included as matters of discretion under each relevant rule or standard. 'Avoid' should only be included as a failsafe where no other options are considered viable.
Kāinga Ora - Homes and Communities	386	31	MRZ - Medium Density Residential Zone	MRZ-P14 (Urban design outcomes (exclusions))	Oppose	Seeks that the policy is delete and the content of the policy included in the background section	Reads more as a note than a policy of which proposals can be assessed against
Kāinga Ora - Homes and Communities	386	32	MRZ - Medium Density Residential Zone	MRZ-S7 (Permeable surface)	Oppose	Delete standard	The Landscaped Areas rule (as required by the MDRS) provides adequate control
Kāinga Ora - Homes and Communities	386	33	HRZ - High Density Residential Zone	HRZ-O1 (Purpose of the High Density Residential Zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission

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Kāinga Ora - Homes and Communities	386	34	HRZ - High Density Residential Zone	HRZ-O2 (Activities in the High Density Residential Zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	35	HRZ - High Density Residential Zone	HRZ-O3 (Provision of housing)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	36	HRZ - High Density Residential Zone	HRZ-O4 (Provision of housing)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	37	HRZ - High Density Residential Zone	HRZ-P1 (Compatible activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	38	HRZ - High Density Residential Zone	HRZ-P2 (Non-residential activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	39	HRZ - High Density Residential Zone	HRZ-P3 (Other activities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	40	HRZ - High Density Residential Zone	HRZ-P4 (Provision of housing)	Support in part	Amend policy as follows: "Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and ~~low~~ mid-rise apartments."	To recognise the greater height and intensity enabled in the High Density Residential Zone
Kāinga Ora - Homes and Communities	386	41	HRZ - High Density Residential Zone	HRZ-P5 (Benefits of sufficient housing capacity and variety)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	42	HRZ - High Density Residential Zone	HRZ-P11 (Changing urban environment)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	43	HRZ - High Density Residential Zone	HRZ-P12, rules and standards	Multiple	Seeks the deletion of HRZ-P12, and that the content of the policy (inferred) is included as concise and relevant matters of discretion under each rule or standard. (Refer to original submission)	Specific urban design outcomes are better included as matters of discretion under each relevant rule or standard.

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Kāinga Ora - Homes and Communities	386	44	HRZ - High Density Residential Zone	HRZ-P13, rules and standards	Multiple	Seeks that HRZ-P13 is deleted, and that the wording of the policy is amended for use as assessment crieteria under relevant rules and/or standards as follows: "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. 1. The extent to which the proposal creates Create a safe and legible residential environment by: a. Providing easily visible, and accessible, and sheltered main entrances to buildings (other than accessory buildings), b. Enabling passive surveillance over public and communal spaces, c. Appropriately designing, demarcating, and lighting public, communal, and private spaces, d. Avoiding wasted space or space of unclear function, and e. Integrating other CPTED measures at a scale appropriate for the site. 2. Avoid Minimises having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape. 3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:	The specific urban design outcomes are better included as matters of discretion under each relevant rule or standard. 'Avoid' should only be included as a failsafe where no other options are considered viable.
Kāinga Ora - Homes and Communities	386	45	HRZ - High Density Residential Zone	HRZ-P14 (Urban design outcomes (exclusions))	Oppose	Seeks that the policy is deleted and the content of the policy included in the background section	Reads more as a note than a policy of which proposals can be assessed against

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Kāinga Ora - Homes and Communities	386	46	HRZ - High Density Residential Zone	HRZ-S4 (Height in relation to boundary)	Support in part	Amend policy as follows: "1. ~~Where up to 3 residential units occupy the site:~~ ~~a. All buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level for all side and rear boundaries (as shown in the diagram HRZFigure 2).~~ Where residential units occupy the site: a. For the first 22m of a site side boundary as measured from the road frontage, buildings must not project beyond a 60° recession plane measured from a point 19m vertically above the ground level; and b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level. 2. ~~Where 4 or more residential units occupy the site:~~ ~~a. For the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level (as shown in the diagram HRZ-Figure 2), and~~ ~~b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2).~~ Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation	To enable the more intensive built form expected in the zone than the MRZ
Kāinga Ora - Homes and Communities	386	47	HRZ - High Density Residential Zone	HRZ-S5 (Setbacks)	Support in part	Amend policy as follows: "1. Buildings and structures shall be setback from the relevant boundary by the minimum depth listed below: ~~a. Front yard: 1.5m~~ b. Side yard: 1m c. Rear yard: 1m..."	Supports the standard as it relates to side and rear yards, but seeks removal of front yard setback given a high-density zone has a more urbanised character
Kāinga Ora - Homes and Communities	386	48	HRZ - High Density Residential Zone	HRZ-S7 (Permeable surface)	Oppose	Delete standard	The Landscaped Areas rule (as required by the MDRS) provides adequate control

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Kāinga Ora - Homes and Communities	386	49	MUZ - Mixed Use Zone	MUZ-O1 (Purpose of the zone)	Oppose in part	Amend objective as follows: "The Mixed Use Zone contributes to a wellfunctioning urban environment ~~through the provision of areas that can flexibly adapt to a range of mixed urban uses over time, in locations that are appropriate for medium or high density residential and commercial development~~. by accommodating a mix of residential and non-residential uses that support the social, economic, and cultural wellbeing of people and communities in the surrounding area."	The objective reads for the establishment of MUZ and does not define that the MUZ includes residential and commercial uses
Kāinga Ora - Homes and Communities	386	50	MUZ - Mixed Use Zone	MUZ-O2 (Activities in the zone)	Multiple	Seeks that the clauses (1), (3), (4) and (5) be deleted from objective (inferred), and that clause (2) of the objective is replaced with the following wording: "The Mixed Use Zone provides flexibility for any combination of commercial, community, light manufacturing and servicing, recreational, residential, and other compatible activities, while reflecting the Mixed Use Zone's role and function in relation to the hierarchy of centres." (Refer to original submission).	The object reads as a policy and should be streamlined for clarity. See also related submission point 386.52
Kāinga Ora - Homes and Communities	386	51	MUZ - Mixed Use Zone	MUZ-O3 (Provision of commercial and community spaces and housing)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Kāinga Ora - Homes and Communities	386	52	MUZ - Mixed Use Zone	MUZ-P1 (Enabled activities)	Support in part	Amend policy to incorporate detail within clauses (1), (3), (4) and (5) of MUZ-O1	Refer to reasons given in submission point 386.50
Kāinga Ora - Homes and Communities	386	53	MUZ - Mixed Use Zone	MUZ-P2 (Potentially incompatible activities)	Oppose in part	Amend as follows: "Provide for other, potentially incompatible activities if they: ... f. Avoid where possible creating significant reverse sensitivity effects,..."	Opposes the use of the word 'avoid' within the policy making some activities non-complying or prohibited.
Kāinga Ora - Homes and Communities	386	54	MUZ - Mixed Use Zone	MUZ-P3 (Incompatible activities)	Multiple	Seeks that the policy is amended so that the usage of terms "incompatible", "significant" and "large" is clarified, or otherwise definitions for these terms provided, and amend policy to delete "likely"	Questionable use of the word incompatible and 'likely' incompatible within the policy. Both words are ambiguous and open to interpretation. Further, there is no definition for what constitutes a 'significant' amount of carparking is or a 'large' office
Kāinga Ora - Homes and Communities	386	55	MUZ - Mixed Use Zone	MUZ-P7, rules and standards	Multiple	Seeks that the policy is amended to more concise with relevant matters of discretion included under each relevant rule or standard	Supports urban design outcomes proposed, however it could be more concise with relevant matters of discretion included under each relevant rule or standard,

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Kāinga Ora - Homes and Communities	386	56	MUZ - Mixed Use Zone	MUZ-P8, rules and standards	Multiple	Seeks that MUZ-P8 is deleted, and that the wording of the policy is amended for use as assessment crieteria under relevant rules and/or standards as follows: "Built development for potentially incompatible activities, or for some enabled activities over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. The outcomes are: 1. The extent to which the proposal creates ~~Create~~ a safe and legible urban environment by: a. Providing easily visible, and accessible~~, and sheltered~~ main entrances to buildings (other than accessory buildings), b. Enabling passive surveillance over public and communal spaces, c. Appropriately designing, demarcating, and lighting public, communal, and private spaces, ~~d. Avoiding wasted space or space of unclear function,~~ and e. Integrating other CPTED measures at a scale appropriate for the site. 2. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian	The specific urban design outcomes are better included as matters of discretion under each relevant rule or standard. 'Avoid' should only be included as a failsafe where no other options are considered viable.
Kāinga Ora - Homes and Communities	386	57	MUZ - Mixed Use Zone	MUZ-P9 (Urban design outcomes (exclusions))	Oppose	Seeks that the policy is deleted and the content of the policy included in the background section	Reads more as a note than a policy of which proposals can be assessed against
Kāinga Ora - Homes and Communities	386	58	MUZ - Mixed Use Zone	MUZ-R4 (Residential activities)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Craig & Margaret Barker	387	1a	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that the earthworks for subdivision and development at Waipounamu Drive be mitigated so that there is NIL impact on 18 Otira Grove, Kelson.	Property identified in Slope Assessment Overlay, this is not a natural hazard but due to being in run-out area from upslope development. The design has been approved by the HCC and they need to rectify this with the developer. Refer to original submission for full reasons.
Craig & Margaret Barker	387	1b	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay at 18 Otira Grove, Kelson	Oppose	Seeks that, subject to relief sought in submission point 387.1a, that the Slope Assessment Overlay is removed from 18 Otira Grove, Kelson (inferred - refer to original submission)	Property identified in Slope Assessment Overlay, this is not a natural hazard but due to being in run-out area from upslope development. Will likely result in increased insurance premiums. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Margot Fry and Ian Turner	388	1	Maps - Zoning / Open Space	Natural Open Space Zone - 1248 Coast Road, Wainuiomata	Oppose	Seeks that the Natural Open Space Zone be removed from the land, easement and riverbed between 1190 and 1352 Coast Road, and that the land remain within the General Rural Zone.	Esplanade strips, riverbed and remainder of the property lots are not public land. Esplanade strips are subject to covenants which provide appropriate legal mechanisms for public access. Land either side of the river is owned on one title and used for rural purposes. Natural Open Space Zone does not serve resource management purpose in the centre of privately held rural land. Land is subject to flooding and there is no practical prospect of development on the land. Proposed zoning is not the most appropriate to achieve purpose of the Act (see original submission for full reasons).
Vieng Sivorarath	389	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Impacts on rural character of community and wildlife restoration efforts Impacts of noise and traffic Water supply constraints Refer to submission for full reasons.
Janet Holt	390	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
James Rex McArley	391	4	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Oppose	Delete rule (inferred)	Property rights, value and saleability of 19 Seaview Road, approach not fair or logical
James Rex McArley	391	5	SASM - Sites and Areas of Significance to Māori	General	Oppose (requesting new provision)	Seeks that "affected property owners be partially compensated by a reduction in their rates bill"	Value of property will reduce compared to other properties not subject to SASM, other reasons given not specific to this relief, see original submission
Charmi Mistry	392	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 2/1 Helvetia Grove	Oppose in part	Seeks that extents of Medium and Low Flood Hazard Overlay is removed from 2/1 Helvetia Grove, Naenae, or more accurately localised to areas with direct exposure to flooding. (Refer to original submission).	These overlays appear to extend beyond the areas with actual flood risk, and their inclusion may contribute to an inaccurate perception of risk. Raised height of dwelling Topography relative to surrounding area Mitigation from stream bank works

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Charmi Mistry	392	2	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - Waiwhetū Stream	Oppose in part	Seeks that the extents of the High Flood Hazard Overlay is amended to be localised to the immediate banks of Waiwhetū Stream rather than entirety to 2/1 Helvetia Grove	Would provide a more accurate representation of the actual flood risk in the area Raised height of dwelling Topography relative to surrounding area Mitigation from stream bank works
Charmi Mistry	392	3	Definitions	High Flood Hazard Overlay	Oppose in part	Seeks that the name of this term is amedned using more neutral language, such as "Moderate Flood Risk" or "Flood Management Zone"	The term "High Flood Hazard" can be disproportionately alarming and could affect marketability of property. Amending would provide a clearer, less alarming description of the situation without undermining the flood risk management objectives
Nicola Stent and Stuart Stent	393	1a	Maps - Natural and Coastal Hazard Overlays	High Tsunami Hazard Overlay - 6A Oriental Street, Petone	Oppose in part	Remove High Tsunami Hazard Overlay from 6A Oriental Street, Petone	Property has not been flooded, nor affected by Coastal Inundation or ever been hit by a Tsunami. Housing away from The Esplanade, Petone is not at risk. Concerns with impacts on property including, ability to improve/ modify our property, resale value, insurance cover and Earthquake Commission future cover.
Nicola Stent and Stuart Stent	393	1b	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 6A Oriental Street, Petone	Oppose in part	Remove High and Medium Flood Hazard Overlay from 6A Oriental Street, Petone	Refer to reasons given for submission point 393.1a
Nicola Stent and Stuart Stent	393	1c	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Hazard Overlay - 6A Oriental Street, Petone	Oppose in part	Remove Medium Coastal Inundation Hazard Overlay from 6A Oriental Street, Petone	Refer to reasons given for submission point 393.1a
Nicola Stent and Stuart Stent	393	1d	Maps - Other	Coastal Environment - 6A Oriental Street, Petone	Oppose in part	Remove Coastal Environment Overlay from 6A Oriental Street, Petone	Reasons given not specific to this relief, see original submission
Body Corporate 70946a (2 Laings Road)	394	1	SCHED1 - Heritage Buildings and Structures	H136 - 2-18 Laings Road (and 102 High Street), Hutt Central	Oppose	Delete listing from Schedule	Mid-20th century construction, is not particularly significant, no known association with any specific historical events No evidence of any significant cultural or historical connection to Māori associations Cost of preservation. (Refer to original submission for full reasons)
Susan Brown	395	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Susan Brown	395	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Susan Brown	395	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where consistent with private property rights), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Susan Brown	395	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Susan Brown	395	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Susan Brown	395	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Susan Brown	395	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 395.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Susan Brown	395	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

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Susan Brown	395	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 395.1a is accepted	Reasons given not specific to this relief, see original submission
Susan Brown	395	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Susan Brown	395	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Susan Brown	395	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 395.1b)	Reasons given not specific to this relief, see original submission
Susan Brown	395	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Susan Brown	395	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 395.1a)	Reasons given not specific to this relief, see original submission
Susan Brown	395	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Susan Brown	395	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Susan Brown	395	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Susan Brown	395	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 395.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Susan Brown	395	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Susan Brown	395	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Susan Brown	395	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Susan Brown	395	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 395.16	No specific reasons given in relation to this submission point, refers to submission point 395.16
Susan Brown	395	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Susan Brown	395	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 395.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Susan Brown	395	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 395.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification

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Susan Brown	395	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Susan Brown	395	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Susan Brown	395	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 395.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
John Griffin	396	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
John Griffin	396	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
John Griffin	396	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised~~, protected and maintained~~."	Rewording that recognises sites and associated values being recognised in instances only where these sites are on existing public land No indication given on how sites will be maintained and who bears the cost
John Griffin	396	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows

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John Griffin	396	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
John Griffin	396	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
John Griffin	396	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 396.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
John Griffin	396	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
John Griffin	396	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 396.1a is accepted	Reasons given not specific to this relief, see original submission
John Griffin	396	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
John Griffin	396	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
John Griffin	396	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 396.1b)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Griffin	396	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
John Griffin	396	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 396.1a)	Reasons given not specific to this relief, see original submission
John Griffin	396	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
John Griffin	396	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
John Griffin	396	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
John Griffin	396	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 396.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
John Griffin	396	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Griffin	396	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
John Griffin	396	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
John Griffin	396	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 396.16	No specific reasons given in relation to this submission point, refers to submission point 396.16
John Griffin	396	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
John Griffin	396	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 396.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
John Griffin	396	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 396.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
John Griffin	396	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
John Griffin	396	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
John Griffin	396	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 396.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
PTL Trust	397	1	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay, Flood Hazard Overlay, Tsunami Hazard Overlay, Slope Assessment Hazard Overlay - 212 Marine Drive, Lowry Bay	Oppose in part	Remove Natural Hazard Overlays from 212 Marine Drive (inferred - refer to original submission)	Land has high resilience to seismic activity, no damage to land and property from previous significant earthquakes Land topography, stability - not subject to subsidence No occurrence of sea inundation Protection from existing wall and additional mitigation from new sea wall constructed as part of shared path Impact on insurance premiums
PTL Trust	397	2	Maps - SASMs	Whiorau-Lowry Bay (category 2) - 212 Marine Drive, Lowry Bay	Oppose in part	Remove SASM from 212 Marine Drive (inferred - refer to original submission)	Relevance of SASM description (Whio duck hunting, crop cultivation, fishing), to site Degree of control over development within SASMs not proportional to the identified values Property is completely separated from coastal environment by Marine Drive Principle of mapping heritage from 1850 specifically is flawed
PTL Trust	397	3	Maps - SASMs	All SASMs	Oppose in part	Seeks that SASMs are applied to public land only if at all	Reasons given not specific to this relief, see original submission
Katrina Jacobsen	398	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 7 Wyndrum Avenue, Waterloo	Oppose in part	Seeks that the Flood Hazard Overlay is amended so that: -The Medium Flood Hazard Overlay is shown downhill of 1/11 Wyndrum Ave, but not past 9 Wyndrum Ave -The High flood hazard of the stream is modified to Medium and the zone of flooding is reviewed with a view to narrowing it. (Refer to original submission)	The current medium and high flood overlays are discrepancies arising from the original 1929 survey of the land Stream is primarily spring-fed, with a small catchment and channel - does not flood in the manner anticipated. Substantial fall in water running down Norton Park Grove past 7 Wyndrum Ave (Refer to original submission for full reasons).
Katrina Jacobsen	398	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 7 Wyndrum Avenue, Waterloo	Oppose in part	Remove Slope Assessment Overlay from 7 Wyndrum Avenue, Waterloo	While there are hillside slopes in the area, there is no slope on or near this section. (Refer to original submission for full reasons.
Ministry of Education	399	1	Definitions	Activity most sensitive to natural hazards	Support	Retain definition as notified	Supports inclusion of educational facilities in this definition Wording aligns with higher order documents such as the Wellington RPS
Ministry of Education	399	2	Definitions	Activity sensitive to gas transmission infrastructure	Support	Retain definition as notified	Supports inclusion of educational facilities in this definition
Ministry of Education	399	3	Definitions	Activity sensitive to hazardous substance risk	Support	Retain definition as notified	Supports inclusion of educational facilities in this definition
Ministry of Education	399	4	Definitions	Activity sensitive to noise	Support	Retain definition as notified	Supports inclusion of educational facilities in this definition
Ministry of Education	399	5	Definitions	Activity sensitive to privacy intrusion	Support	Retain definition as notified	Recognises the impacts to educational facilities (particularly for preschool or primary school age children) when located along active frontages

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	6	Definitions	Activity sensitive to the national grid	Support	Retain definition as notified	The definition is similar in scope to the National Policy Statement on Electricity Transmission (NPSET). Recognises the definition is inclusive rather than exclusive.
Ministry of Education	399	7	Definitions	New definition - Additional infrastructure	Oppose (requesting new provision)	Add definition of "Additional infrastructure": "means: a. public open space b. community infrastructure as defined in section 197 of the Local Government Act 2002 c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities d. social infrastructure, such as schools and healthcare facilities e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001) f. a network operated for the purpose of transmitting or distributing electricity or gas."	Is a defined term in the National Policy Statement on Urban Development 2020 (NPSUD) Will provide clarity for the plan reader as to what types of activities are considered under this definition Supports relief requested in submission points 399.12, 399.13 and 399.19
Ministry of Education	399	8	Definitions	Child care services	Support	Retain definition as notified	Accurately reflects the broad range of activities that may be considered a childcare service.
Ministry of Education	399	9	Definitions	Educational facility	Support	Retain definition as notified	This definition is consistent with the National Planning Standards
Ministry of Education	399	10	Definitions	Non-residential activity	Support	Retain definition as notified	Broadly captures educational facilities as they can be located within a residential zone
Ministry of Education	399	11	Definitions	Tertiary education activities	Support	Retain definition as notified	Broadly captures the land uses that are complementary and ancillary to tertiary education and research activities.
Ministry of Education	399	12	INFSD - Strategic Direction - Infrastructure	INFSD-O1 (Integration)	Support in part	Amend objective as follows: "Land use and development is integrated with the provision of infrastructure, including transport and three waters services, additional infrastructure, and open space."	Supports objective as it relates to integrated planning outcomes as required by higher order documents such as the NPSUD. Built development, enabled by the PDP, should also integrate with additional infrastructure not just infrastructure (as defined by the RMA). Is important that this is addressed at a strategic level.
Ministry of Education	399	13	INFSD - Strategic Direction - Infrastructure	INFSD-O2 (Coordination)	Support in part	Amend objective as follows: The nature, timing and sequencing of new development is coordinated with the funding, implementation and operation of necessary transport and ~~other~~ additional infrastructure.	Supports objective as it relates to integrated planning outcomes as required by higher order documents such as the NPSUD. Requested relief aligns with terminology used in higher order documents (such as NPSUD)
Ministry of Education	399	14	INFSD - Strategic Direction - Infrastructure	INFSD-O4 (Multi-Modal Land Transport Network)	Support	Retain objective as notified	Promotes a safe and efficient multi-modal land transportation network

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	15	INFSD - Strategic Direction - Infrastructure	INFSD-O5 (Accessibility)	Support	Retain objective as notified	Provides guidance as to how the design and integration of urban environments with transport networks can affect accessibility.
Ministry of Education	399	16	UDSD - Strategic Direction - Urban Form and Development	UDSD-O1 (Well-Functioning Urban Environment)	Support	Retain objective as notified	Aligns with the mandatory requirements of the NPSUD to ensure that the urban environments within the district are 'well- functioning' and address the needs of the people.
Ministry of Education	399	17	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support	Retain objective as notified	Aligns with NPSUD and broadly outlines specific requirements as to what is considered a well-functioning urban environment.
Ministry of Education	399	18	UDSD - Strategic Direction - Urban Form and Development	UDSD-O3 (Urban Form)	Support	Retain objective as notified	Encourages a consolidated urban form, directing intensification within existing urban areas, and limiting opportunities for greenfield development
Ministry of Education	399	19	UDSD - Strategic Direction - Urban Form and Development	UDSD-O4 (Location of Urban Development)	Support in part	Amend objective as follows: "Urban development takes place within areas identified for this purpose in a manner which uses land and infrastructure (including additional infrastructure) most efficiently."	Supports integration of development with existing infrastructure where it can be used more efficiently - aligning with NPSUD Built development, enabled by the PDP, should also integrate with additional infrastructure not just infrastructure (as defined by the RMA). Requested relief aligns with terminology used in higher order documents (such as NPSUD)
Ministry of Education	399	20	UDSD - Strategic Direction - Urban Form and Development	UDSD-O13 (Centres Hierarchy)	Support	Retain objective as notified	Addresses the role of centres as both community focal points and hubs for economic activity, where a diverse range of activities should be offered (which includes education). Sets forth a hierarchical approach to managing centres (as required by the NPSUD).
Ministry of Education	399	21	TR - Transport	TR-O1 (Purpose)	Support	Retain objective as notified	Sets out clear and concise outcomes for the transport chapter and is consistent with higher order documents, such as the NPSUD, and the RPS
Ministry of Education	399	22	TR - Transport	TR-P1 (Required transport facilities)	Support	Retain policy as notified	Sets the requirement for the provision of cycle parking and end of trip facilities to assist in access to activities through active transport modes
Ministry of Education	399	23	TR - Transport	TR-P5 (High trip generating activities)	Support	Retain policy as notified	Provides direction for the development of high trip generating activities to promote the use of active and public transport supporting the health and wellbeing of people and communities
Ministry of Education	399	24	TR - Transport	TR-P7 (Positive effects)	Support	Retain policy as notified	Directs plan users as to what positive effects can be considered when assessing a resource consent application

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	25	TR - Transport	TR-R1 (All activities – Transport facilities, excluding vehicle crossings)	Support	Retain rule as notified	Supports the inclusion of the rule as it applies to all activities and encompasses all transport facilities, except for vehicle crossings. It includes any other facilities associated with high trip-generating activities.
Ministry of Education	399	26	TR - Transport	TR-R3 (All activities – Trip generation)	Support	Retain rule as notified	Supports the need for traffic assessments where an activity exceeds a specified threshold. Supports requirements for Integrated Traffic Assessment
Ministry of Education	399	27	TR - Transport	TR-S2 (Provision of cycle parking and end of trip facilities)	Support	Retain standard as notified	Encourages the uptake of students to bike to school and therefore considerers these bike parking requirements appropriate
Ministry of Education	399	28	TR - Transport	Table 1: Minimum requirements for cycle parking	Support	Retain table as notified	Refer to reasons given for submission point 399.27
Ministry of Education	399	29	TR - Transport	Table 8: High trip generating activity thresholds	Support in part	Amend table as follows: Child care services / City Centre Zone, Metropolitan Centre Zone: "~~35~~ 50 children" Child care services / All other Zones: "~~20~~ 50 children" Child care services / Specified High Trip Generator Exemption Overlay: "~~35~~ 50 children"	Supports thresholds for primary, intermediate and secondary schools Thresholds for child care services is very low and would capture almost all facilities as a restricted discretionary activity
Ministry of Education	399	30	HS - Hazardous Substances	HS-O2 (Protection of existing significant hazardous facilities)	Support	Retain objective as notified	Manages the location of sensitive activities (such as educational facilities) in the Risk Management Overlay as being subject to unacceptable and residual risk from significant hazardous facilities
Ministry of Education	399	31	HS - Hazardous Substances	HS-P3 (Location of activities sensitive to hazardous substance risks)	Support	Retain policy as notified	Supports the directive that sensitive activities such as educational facilities should not be located near to significant hazardous facilities
Ministry of Education	399	32	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support	Retain objective as notified	Takes a risk-based approach to managing development within spatially defined hazard areas and sets outcomes that are expected from development in these overlays. Consistent with higher order documents such as the RPS.
Ministry of Education	399	33	NH - Natural Hazards	NH-O2 (Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays)	Support	Retain objective as notified	Refer to reasons given for submission point 399.32

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Ministry of Education	399	34	NH - Natural Hazards	NH-P1 (Risk-Based Approach)	Support	Retain policy as notified	Acknowledges the risk that natural hazards can pose to people and infrastructure, while acknowledging some activities (including educational activities) may need to locate in natural hazard areas if they have a functional or operational need
Ministry of Education	399	35	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain policy as notified	The Ministry of Education may have a functional or operational need to locate in a natural hazard area. Policy is supported as it requires mitigating risk as far as practicable for those activities located in a Natural Hazard Overlay
Ministry of Education	399	36	NH - Natural Hazards	NH-P7 (Subdivision, use and development within the Fault Location Area)	Support	Retain policy as notified	Provides pathways for the use of an activity sensitive to natural hazards (in this case educational facilities) and development within the Fault Location Area.
Ministry of Education	399	37	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Support	Retain policy as notified	Provides a pathway for additions to existing buildings associated with an activity sensitive to natural hazards (in this case educational facilities) a within a Flood Hazard Overlay.
Ministry of Education	399	38	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Support	Retain policy as notified	Provides a pathway for use of an activity sensitive to natural hazards (in this case educational facilities) and development within a Flood Hazard Overlay.
Ministry of Education	399	39	CE - Coastal Environment (Hazards)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support	Retain objective as notified	Supports as a means to reduce risk to people, property, and infrastructure.
Ministry of Education	399	40	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Support	Retain objective as notified	Refer to reasons given for submission point 339.39
Ministry of Education	399	41	CE - Coastal Environment (Hazards)	CE-P8 (Risk-Based Approach)	Support	Retain policy as notified	Sets out the requirement for managing coastal hazards by taking a risk-based approach (aligning with requirements of the RPS and other higher order documents).
Ministry of Education	399	42	CE - Coastal Environment (Hazards)	CE-P9 (Levels of Risk)	Support	Retain policy as notified	The Ministry of Education may have a functional or operational need to locate in a natural hazard area. Policy is supported as it requires mitigating risk as far as practicable for those activities located in a Natural Hazard Overlay
Ministry of Education	399	43	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Support	Retain policy as notified	Allows for additions to buildings within coastal hazard overlays. Supports the mechanisms within coastal areas which aim to provide safe environments

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Ministry of Education	399	44	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Retain policy as notified	Accommodates activities that use and are proposed to be developed within a Coastal Hazard Overlay. Educational facilities are likely to be adversely impacted by coastal hazards, and there are existing facilities in coastal hazard overlays. Refer to original submission for full reasons.
Ministry of Education	399	45	NOISE - Noise	NOISE-O1 (Adverse effects of noise)	Support	Retain objective as notified	Sets out the management the potential and actual adverse effects resulting from noise emissions
Ministry of Education	399	46	NOISE - Noise	NOISE-O2 (Reverse sensitivity)	Support	Retain objective as notified	As it covers controlling activities sensitive to noise
Ministry of Education	399	47	NOISE - Noise	NOISE-P1 (Appropriate noise generating activities)	Support	Retain policy as notified	Allows for activities (such as educational facilities) to generate noise provided, they do not compromise the health, safety and well-being of people and communities
Ministry of Education	399	48	NOISE - Noise	NOISE-P3 (Reverse sensitivity)	Support	Retain policy as notified	Provides for 'activity sensitive to noise' (in this case educational facilities) to have adequate noise insulation when constructed to avoid health impacts and major wellbeing impacts on recipients when located near to commercial centres, main highways, and the railway network
Ministry of Education	399	49	NOISE - Noise	NOISE-R6 (New buildings, or alteration and additions to existing buildings, to be used by an activity sensitive to noise within the Highway and Railway Noise Overlay - High)	Neutral	Retain rule as notified	The Ministry of Education have a suite of standards and guideline documents which set requirements for the development of school property, including in relation to acoustics, intended to create learning spaces that are fit for their intended purpose. (Refer to original submission for full reasons)
Ministry of Education	399	50	NOISE - Noise	NOISE-R7 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise, within the Highway and Railway Noise Overlay - Moderate)	Neutral	Retain rule as notified	Refer to reasons given for submission point 399.49
Ministry of Education	399	51	NOISE - Noise	NOISE-R8 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise)	Neutral	Retain rule as notified	Ministry of Education have mandatory requirements for developing school property which apply to all 'new-build' structures, including extensions; prefabricated and new contracts for modular buildings; refurbishments of existing school buildings, including significant alterations; and; temporary learning spaces that are used at a school for more than 28 days.
Ministry of Education	399	52	LLRZ - Large Lot Residential Zone	LLRZ-O1 (Purpose of the Large Lot Residential Zone)	Support	Retain objective as notified	Sets out the overarching purpose of the Large Lot Residential Zone (LLRZ) and how it contributes in a well-functioning urban environment
Ministry of Education	399	53	LLRZ - Large Lot Residential Zone	LLRZ-O2 (Activities in the Large Lot Residential Zone)	Support	Retain objective as notified	Specifies activities anticipated in zones. Recognises that non-residential activities (such as educational activities) can potentially be established,

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Ministry of Education	399	54	LLRZ - Large Lot Residential Zone	LLRZ-P1 (Compatible activities)	Support	Retain policy as notified	Enables potentially compatible non-residential (such as educational activities) to be in the LLRZ. In the future, educational facilities may need to be located within the LLRZ to service the community
Ministry of Education	399	55	LLRZ - Large Lot Residential Zone	LLRZ-P2 (Non-residential activities)	Support	Retain policy as notified	Non-residential activities (such as educational facilities) are a critical part of contributing to the wellbeing of the local community by improving access to education
Ministry of Education	399	56	LLRZ - Large Lot Residential Zone	LLRZ-R8 (Child care services)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The maximum number of children being cared for does not exceed ~~five~~ fifteen at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service...."	Supportive in part as it allows for the establishment of childcare services as a permitted activity in the LLRZ. A threshold of 15 children would better align with the typical sizes of pre-school facilities established in residential zones. It also aligns with the Ministry's pre-school license requirements
Ministry of Education	399	57	LLRZ - Large Lot Residential Zone	LLRZ-R10 (Educational facilities (excluding child care services))	Support	Retain rule as notified	Provides an opportunity for educational facilities to be located within the LLRZ
Ministry of Education	399	58	MRZ - Medium Density Residential Zone	MRZ-O1 (Purpose of the Medium Density Residential Zone)	Support	Retain objective as notified	Implements the NPSUD and clarifies the role as to how the MRZ contributes to a well functioning urban environment
Ministry of Education	399	59	MRZ - Medium Density Residential Zone	MRZ-O2 (Activities in the Medium Density Residential Zone)	Support	Retain objective as notified	Supports MRZ-O1 as specifying the types of activities anticipated in the MRZ Provides for compatible non-residential activities within the MRA (such as educational facilities)
Ministry of Education	399	60	MRZ - Medium Density Residential Zone	MRZ-P1 (Compatible activities)	Support	Retained policy as notified	Enables, where compatible, non-residential activities (such as educational activities) to be located in the MRZ Educational facilities tend to be located in environments which have a growing population and can support role growth, and in some cases, they can be located within the MRZ.
Ministry of Education	399	61	MRZ - Medium Density Residential Zone	MRZ-P2 (Non-residential activities)	Support	Retain policy as notified	Non-residential activities (such as educational facilities) are a critical part of contributing to the wellbeing of the local community by improving access to education
Ministry of Education	399	62	MRZ - Medium Density Residential Zone	MRZ-R11 (Educational facilities (excluding child care services))	Support	Retain rule as notified	Provides an opportunity for educational facilities to be located within the MRZ.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	63	MRZ - Medium Density Residential Zone	MRZ-R8 (Child care services)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The maximum number of children being cared for does not exceed ~~five~~ fifteen at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service...."	Supportive in part as it allows for the establishment of childcare services as a permitted activity in the MRZ. A threshold of 15 children would better align with the typical sizes of pre-school facilities established in residential zones. It also aligns with the Ministry's pre-school license requirements
Ministry of Education	399	64	HRZ - High Density Residential Zone	HRZ-O1 (Purpose of the High Density Residential Zone)	Support	Retain objective as notified	Implements the NPSUD and clarifies the role as to how the MRZ contributes to a well functioning urban environment
Ministry of Education	399	65	HRZ - High Density Residential Zone	HRZ-O2 (Activities in the High Density Residential Zone)	Support	Retain objective as notified	Supports HRZ-O1 as specifying the types of activities anticipated in the HRZ Provides for compatible non-residential activities within the HRZ (such as educational facilities)
Ministry of Education	399	66	HRZ - High Density Residential Zone	HRZ-P1 (Compatible activities)	Support	Retain policy as notified	Enables, where compatible, non-residential activities (such as educational activities) to be located in the MRZ
Ministry of Education	399	67	HRZ - High Density Residential Zone	HRZ-P2 (Non-residential activities)	Support	Retain policy as notified	Non-residential activities (such as educational facilities) are a critical part of contributing to the wellbeing of the local community by improving access to education
Ministry of Education	399	68	HRZ - High Density Residential Zone	HRZ-R8 (Child care services)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The maximum number of children being cared for does not exceed ~~five~~ fifteen at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service...."	Supportive in part as it allows for the establishment of childcare services as a permitted activity in the HRZ. A threshold of 15 children would better align with the typical sizes of pre-school facilities established in residential zones. It also aligns with the Ministry's pre-school license requirements
Ministry of Education	399	69	HRZ - High Density Residential Zone	HRZ-R12 (Educational facilities (excluding child care services))	Support	Retain rule as notified	Provides an opportunity for educational facilities to be located within the MRZ
Ministry of Education	399	70	GRUZ - General Rural Zone	GRUZ-O1 (Purpose and character of the zone)	Support	Retain objective as notified	Activities that support rural development including associated rural industry and activities that require a rural location are anticipated by this objective, (which may include educational facilities).
Ministry of Education	399	71	GRUZ - General Rural Zone	GRUZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include rural zones

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Ministry of Education	399	72	GRUZ - General Rural Zone	GRUZ-O3 (Built character)	Support in part	Amend objective as follows: "Built development within the General Rural Zone: a. Either provides for rural activities and low-density residential development or is compatible with the provision of rural activities and residential activities within the zone, and b. Retains open space areas suitable for rural activities, ~~and~~ or other activities that have an operational need or functional need for a location with a rural or open space character."	Supports inclusion which specifies desired outcomes for other activities (in this case educational facilities) Requested relief will improve readability of the objective. Refer to original submission for full reasons
Ministry of Education	399	73	GRUZ - General Rural Zone	GRUZ-HPLO-O1 (Protection of highly productive land in the Highly Productive Land Overlay)	Support	Retain objective as notified	Aligns with higher direction afforded by the RPS and the NPSHPL for how protection to highly productive land is provided
Ministry of Education	399	74	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Support	Retain policy as notified	Enables compatible activities (such as educational activities) to be located in the GRUZ
Ministry of Education	399	75	GRUZ - General Rural Zone	GRUZ-HPLO-P1 (Existing activities in the Highly Productive Land Overlay)	Support	Retain policy as notified	Provides for opportunities for existing activities located in the Highly Productive Land Overlay to be operative, maintained or upgraded
Ministry of Education	399	76	GRUZ - General Rural Zone	GRUZ-HPLO-P2 (Activities in the Highly Productive Land Overlay)	Support	Retain policy as notified	Aligns with higher direction afforded by the RPS and the NPSHPL
Ministry of Education	399	77	GRUZ - General Rural Zone	GRUZ-R20 (Educational facilities)	Oppose in part	Amend as follows: "GRUZ-R20: Educational facilities (including child care services) 1. Activity status: ~~Discretionary~~ Restricted Discretionary Matters of discretion are restricted to: 1. The effects on the rural amenity of the surrounding area. 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding rural areas, the streetscape, and adjoining public space. 4. The matters in policies: a. GRUZ-P2: Compatible activities, b. GRUZ-P4: Built development c. GRUZ-P5: Infrastructure"	Educational facilities should be enabled in this zone as essential social infrastructure. Potential effects arising from educational facilities can be appropriately managed through carefully crafted matters of discretion. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	78	GRUZ - General Rural Zone	GRUZ-R24 (Activities not otherwise provided for)	Oppose in part	Refer to relief sought under submission point 399.77	As drafted, child care services would be a Discretionary activity under this rule. This is not supported for the reasons outlined in submission point 399.77
Ministry of Education	399	79	GRUZ - General Rural Zone	GRUZ-HPLO-R2 (Land use activities in the Highly Productive Land Overlay)	Neutral	Retain rule as notified	Where the establishment of a new educational facility is located on highly productive land a non-complying is considered appropriate. The primary mechanism the Ministry of Education uses to protect land for educational purposes is through the designation process (consistent with the NPSHPL). Refer to original submission for full reasons.
Ministry of Education	399	80	RLZ - Rural Lifestyle Zone	RLZ-O1 (Purpose and character of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	81	RLZ - Rural Lifestyle Zone	RLZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include rural zones
Ministry of Education	399	82	RLZ - Rural Lifestyle Zone	RLZ-P2 (Compatible activities)	Support	Retain policy as notified	Enables compatible activities (such as educational activities) to potentially locate in the RLZ
Ministry of Education	399	83	RLZ - Rural Lifestyle Zone	RLZ-R16 (Educational facilities)	Oppose in part	Amend as follows: "RLZ-R16: Educational facilities (including child care services) 1. Activity status: ~~Discretionary~~ Restricted Discretionary Matters of discretion are restricted to: 1. The effects on the rural amenity of the surrounding area. 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding rural areas, the streetscape, and adjoining public space. 4. The matters in policies: a. RLZ-P2: Compatible activities, b. RLZ-P4: Built development c. RLZ-P5: Infrastructure"	Educational facilities should be enabled in this zone as essential social infrastructure. Potential effects arising from educational facilities can be appropriately managed through carefully crafted matters of discretion. Refer to original submission for full reasons.
Ministry of Education	399	84	RLZ - Rural Lifestyle Zone	RLZ-R19 (Activities not otherwise provided for)	Oppose in part	Refer to relief sought under submission point 399.83	As drafted, child care services would be a Discretionary activity under this rule. This is not supported for the reasons outlined in submission point 399.83

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	85	CCZ - City Centre Zone	CCZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	86	CCZ - City Centre Zone	CCZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include the CCZ
Ministry of Education	399	87	CCZ - City Centre Zone	CCZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables a wide range of activities (including educational activities) to potentially locate in the CCZ. Educational facilities tend to locate in growing environments, this can include the CCZ
Ministry of Education	399	88	CCZ - City Centre Zone	CCZ-P7 (Development capacity – General)	Support	Retain policy as notified	Encourages efficient use of land and provides a diverse range of activities within the CCZ (which could broadly include education facilities)
Ministry of Education	399	89	CCZ - City Centre Zone	CCZ-R17 (Other activities not otherwise provided for)	Support	Retain rule as notified	As drafted, would capture educational facilities. The permitted activity status and consenting pathway for educational facilities under this rule is supported.
Ministry of Education	399	90	CCZ - City Centre Zone	CCZ-S7 (Active frontages – land uses)	Support	Retain standard as notified	Manages privacy impacts for new educational facilities (servicing for pre-school or primary school age children) within the CCZ.
Ministry of Education	399	91	MCZ - Metropolitan Centre Zone	MCZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	92	MCZ - Metropolitan Centre Zone	MCZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include the MCZ
Ministry of Education	399	93	MCZ - Metropolitan Centre Zone	MCZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables a wide range of activities (including educational activities) to potentially locate in the MCZ. Educational facilities tend to locate in growing environments, this can include the MCZ
Ministry of Education	399	94	MCZ - Metropolitan Centre Zone	MCZ-P7 (Development capacity – General)	Support	Retain policy as notified	Encourages efficient use of land and provides a diverse range of activities within the MCZ (which could broadly include education facilities)
Ministry of Education	399	95	MCZ - Metropolitan Centre Zone	MCZ-R17 (Other activities not otherwise provided for)	Support	Retain rule as notified	As drafted, would provide for educational facilities as permitted activities

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	96	MCZ - Metropolitan Centre Zone	MCZ-S7 (Active frontages – Land uses)	Support	Retain standard as notified	Manages privacy impacts for new educational facilities (servicing for pre-school or primary school age children) within the MCZ.
Ministry of Education	399	97	LCZ - Local Centre Zone	LCZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	98	LCZ - Local Centre Zone	LCZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include the LCZ
Ministry of Education	399	99	LCZ - Local Centre Zone	LCZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables a wide range of activities (including educational activities) to potentially locate in the LCZ. Educational facilities tend to locate in growing environments, this can include the LCZ
Ministry of Education	399	100	LCZ - Local Centre Zone	LCZ-P7 (Development capacity – General)	Support	Retain policy as notified	Encourages efficient use of land and provides a diverse range of activities within the LCZ (which could broadly include education facilities)
Ministry of Education	399	101	LCZ - Local Centre Zone	LCZ-R12 (Activities not otherwise provided for)	Support	Retain rule as notified	As drafted, would capture educational facilities. The permitted activity status and consenting pathway for educational facilities under this rule is supported.
Ministry of Education	399	102	LCZ - Local Centre Zone	LCZ-S7 (Active frontages – Land uses)	Support	Retain standard as notified	Manages privacy impacts for new educational facilities (servicing for pre-school or primary school age children) within the MCZ.
Ministry of Education	399	103	NCZ - Neighbourhood Centre Zone	NCZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	104	NCZ - Neighbourhood Centre Zone	NCZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include the NCZ
Ministry of Education	399	105	NCZ - Neighbourhood Centre Zone	NCZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables a wide range of activities (including educational activities) to potentially locate in the NCZ. Educational facilities tend to locate in growing environments, this can include the NCZ
Ministry of Education	399	106	NCZ - Neighbourhood Centre Zone	NCZ-P7 (Development capacity – General)	Support	Retain policy as notified	Encourages efficient use of land and provides a diverse range of activities within the NCZ (which could broadly include education facilities)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	107	NCZ - Neighbourhood Centre Zone	NCZ-R12 (Activities not otherwise provided for)	Support	Retain rule as notified	As drafted, would provide for educational facilities as permitted activities
Ministry of Education	399	108	NCZ - Neighbourhood Centre Zone	NCZ-S7 (Active frontages – Land uses)	Support	Retain standard as notified	Manages privacy impacts for new educational facilities (servicing for pre-school or primary school age children) within the MCZ.
Ministry of Education	399	109	MUZ - Mixed Use Zone	MUZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	110	MUZ - Mixed Use Zone	MUZ-O2 (Activities in the zone)	Support	Retain objective as notified	Educational facilities tend to locate in growing environments, this can include the MUZ
Ministry of Education	399	111	MUZ - Mixed Use Zone	MUZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables a wide range of activities (including educational activities) to potentially locate in the MUZ. Educational facilities tend to locate in growing environments, this can include the MUZ
Ministry of Education	399	112	MUZ - Mixed Use Zone	MUZ-P6 (Development capacity – General)	Support	Retain policy as notified	Encourages efficient use of land and provides a diverse range of activities within the MUZ (which could broadly include education facilities)
Ministry of Education	399	113	MUZ - Mixed Use Zone	MUZ-R11 (Educational facilities (including Kohanga Reo))	Support in part	Amend rule as follows: "2. Activity status: ~~Discretionary~~ Restricted Discretionary ..... Matters of discretion are restricted to: 1. The effects on the amenity of the surrounding area. 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding rural areas, the streetscape, and adjoining public space. 4. The matters in policies: a. MUZ-P1: Enabled activities b. MUZ-P2: Potentially incompatible activities c. MUZ-P7: Urban design outcomes (by meeting standard or assessment) d. MUZ-P8: Urban design outcomes (larger developments and potentially incompatible activities)	Educational facilities should be enabled in this zone as essential social infrastructure. Potential effects arising from educational facilities can be appropriately managed through carefully crafted matters of discretion. Refer to original submission for full reasons.
Ministry of Education	399	114	LIZ - Light Industrial Zone	LIZ-O2 (Activities in the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	115	LIZ - Light Industrial Zone	LIZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables trade and industrial training activities to be established within the LIZ.
Ministry of Education	399	116	LIZ - Light Industrial Zone	LIZ-P2 (Residential activities and other activities sensitive to industry)	Support	Retain policy as notified	Enables 'activities sensitive to industry' (such as educational facilities) to potentially locate in the LIZ
Ministry of Education	399	117	LIZ - Light Industrial Zone	LIZ-R6 (Trade and industrial training facilities)	Support	Retain rule as notified	Supports permitted activity status
Ministry of Education	399	118	LIZ - Light Industrial Zone	LIZ-R19 (Activities sensitive to industry, other than residential activities)	Support	Retain rule as notified	Enables activities sensitive to industry' (such as educational facilities) to provided they are compatible with the LIZ.
Ministry of Education	399	119	GIZ - General Industrial Zone	GIZ-O2 (Activities in the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Ministry of Education	399	120	GIZ - General Industrial Zone	GIZ-P1 (Enabled activities)	Support	Retain policy as notified	Enables trade and industrial training activities to be established within the GIZ.
Ministry of Education	399	121	GIZ - General Industrial Zone	GIZ-P2 (Residential activities and other activities sensitive to industry)	Support	Retain policy as notified	Enables 'activities sensitive to industry' (such as educational facilities) to potentially locate in the GIZ
Ministry of Education	399	122	GIZ - General Industrial Zone	GIZ-R6 (Trade and industrial training facilities)	Support	Retain rule as notified	Supports permitted activity status
Ministry of Education	399	123	GIZ - General Industrial Zone	GIZ-R20 (Activities sensitive to industry, other than residential activities)	Support	Retain rule as notified	Agrees with non-complying activity status for schools and childcare facilities within industrial zones (where they are not ancillary to an enabled activity)
Ministry of Education	399	124	Maps - Designations	MEDU-13 - Hutt Intermediate	Support in part	Remove Lot 1 DP 76560 from the spatial boundaries of MEDU-13	Land parcel is not included in designation schedule Property is not owned by the Ministry or Crown, nor does the site have any statutory actions associated with education.
Ministry of Education	399	125	Designations	MEDU-18 - Naenae Intermediate, Naenae College and Kimi Ora School	Support in part	Seeks removal of construction specific conditions (refer to original submission)	School is built and is operational
Ministry of Education	399	126	Designations	MEDU-18 - Naenae Intermediate, Naenae College and Kimi Ora School	Neutral	Relief requested unclear (refer to original submission)	No specific reasons given in relation to this submission point
Ministry of Education	399	127	Designations	MEDU-38 - Te Kura Kaupapa o Te Ara Whanui	Support in part	Amend to remove conditions 3 (a), (b), (c) and (e)	The conditions relate to construction requirements and are no longer needed, as the school has been constructed and operational for some time.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ministry of Education	399	128	Designations	MEDU-38 - Te Kura Kaupapa o Te Ara Whanui	Neutral	Relief requested unclear (refer to original submission)	No specific reasons given in relation to this submission point
Ministry of Education	399	129a	HH - Historical Heritage	H035 - 1 Homedale Road, Wainuiomata	Oppose in part	Amend listing in schedule as follows: H035 / Address: "Wainuiomata Primary School 1 Homedale Road, Wainuiomata"	To clarify its location. (Refer to original submission for full reasons)
Ministry of Education	399	129b	HH - Historical Heritage	H083 - 313-319 Waiwhetū Road, Fairfield	Oppose in part	Amend listing in schedule as follows: H083 / Address: "Epuni School 313-319 Waiwhetu Road, Fairfield" H083 / Name: "Epuni School Building" H083 / Extent of Place: "1903 ~~school building~~School Building"	To clarify its location. (Refer to original submission for full reasons)
Ministry of Education	399	130a	SCHED3 - Notable Trees	29 - Boulcott School - Totara (Podocarpus totara)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130b	SCHED3 - Notable Trees	30 - Boulcott School - Totara (Podocarpus totara)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130c	SCHED3 - Notable Trees	74 - 7 Kauri Street, Woburn - Northern Rata (Metrosideros robusta)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130d	SCHED3 - Notable Trees	139 - Hutt Central School - Pohutukawa (Metrosideros excelsa)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130e	SCHED3 - Notable Trees	139A - Hutt Central School - Pohutukawa (Metrosideros excelsa)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130f	SCHED3 - Notable Trees	140 - Hutt Central School - Pohutukawa (Metrosideros excelsa)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130g	SCHED3 - Notable Trees	199 - 313 Waiwhetū Road, Waterloo - Black Beech (Fuscospora solandri)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Ministry of Education	399	130h	SCHED3 - Notable Trees	220 - 10 Gordon Street, Avalon - Kahikatea (Dacrycarpus dacrydiodes)	Oppose	Remove listing from schedule (inferred)	Reasons given not specific to this relief, see original submission
Sarah Turk	400	1	Maps - SASMs	Whiorau-Lowry Bay (category 2)	Oppose	Seeks that Whiorau-Lowry Bay (category 2) SASM is removed from "11 Dillon Street and from all other privately owned residential properties in Lowry Bay"	Lacks clear evidential basis, imposes vague and disproportionate planning burdens, and unfairly restricts the use and value of private land. These privately owned residential sites should instead be governed solely by the Medium Density Residential Zone (MDRZ) provisions, and the Accidental Discovery Protocol which provide a fair and appropriate framework for residential development
Sarah Turk	400	2	Maps - SASMs	Whiorau-Lowry Bay (category 2)	Amend	Seeks that, if submission point 400.1 is not accepted, then "Lowry Bay in its entirety be reclassified" as a category 3 SASM	Category 3 SASMs are intended for areas with uncertain or intangible cultural values, making it appropriate for Lowry Bay. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Sarah Turk	400	3	SASM - Sites and Areas of Significance to Māori	None specific	Other/Not stated	Seeks that full clarication is provided from Council of "the apparent legal conflict between the long-established property rights of private land owners and the SASM provisions that permit access for tikanga Māori on all SASM designated land"	Reasons given not specific to this relief, see original submission
Sarah Turk	400	4	Maps - SASMs	SASMs - Lowry Bay	Support in part	No relief requested	Supports specifically where SASMs are applied to public reserves, beaches, and other public land within Lowry Bay Māori cultural practices such as mahinga kai are more appropriately carried out on public lands, where cultural and ecological values can be upheld without compromising private property rights
Richard Hugh Marshall	401	1	Maps - SASMs	Te Whiti Park (category 2)	Oppose	Seeks that private properties are removed from the Te Whiti Park (category 2) SASM	Resource Management Act Sections 6(e) and 7(a) do not apply as the private properties concerned are well away from any such areas referred to in these sections. Section (8) Does apply. The principal of private land not being available for settlements, should also apply to SASM's.
Maree Robertson	402	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Maree Robertson	402	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Bruce Congdon	403	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
New Zealand Defence Force	404	01	Definitions	Infrastructure	Oppose in part	Amend the definition of infrastructure to refer to defence facilities.	Considers that "Defence facilities are critical for New Zealand's security and for the safety and well-being of the community. As such, they should be identified as infrastructure. This is consistent with a number of District Plans throughout New Zealand. While NZDF does not currently have facilities within the Lower Hutt District, this does not preclude the potential for NZDF to need facilities in this district at some point in the future."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Defence Force	404	02	Definitions	Activity less sensitive to natural hazards	Support in part	Amend the definition so that temporary military training activities are recognised as activities less sensitive to natural hazards. Suggested wording is set out below: "Activity less sensitive to natural hazards: ... f. Buildings and structures associated with temporary activities."	Considers that the definition should "provide for buildings and structures associated with temporary activities (which includes [temporary military training activities]). These buildings are temporary and should not be subject to the controls applied to permanent buildings/structures"
New Zealand Defence Force	404	03	Definitions	Temporary activity	Multiple	Not specified, see original submission for details.	Reasons given are in connection to other submission points in submission, see original submission
New Zealand Defence Force	404	04	Definitions	New definition - Temporary Military Training Activity	Oppose (requesting new provision)	Add a definition for "Temporary Military Training Activity" as "means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act: b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere: c. the contribution of forces under collective security treaties, agreements, or arrangements: d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations: e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency: f. the provision of any public service"	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	05	Definitions	Regionally significant infrastructure	Support in part	Add "defence facilities" to the list of regionally significant infrastructure	Considers that "Defence facilities are nationally and regionally significant and are critical to enabling NZDF to meet Defence purposes under the Defence Act 1990. NZDF is seeking nationally consistent provisions to ensure defence facilities and infrastructure are appropriately recognised and provided for in District and Regional Plans around the country. Defence facilities are key strategic infrastructure of national and regional importance. NZDF facilities enable people and communities to provide for their wellbeing through their varied activities, including national security and assisting the civil powers in emergencies."
New Zealand Defence Force	404	06	Definitions	Activity sensitive to noise	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Defence Force	404	07	Definitions	Reverse sensitivity	Multiple	Clarify definition in general or specifically amend to "... The potential for an existing lawful activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by the lawfully established existing activity"	Considers that "NZDF does not operate any sites within the Lower Hutt District. However, NZDF sites elsewhere in New Zealand are often subject to reverse sensitivity issues, due to encroaching residential development. Therefore, it is important that 'reverse sensitivity' is defined in the plan."
New Zealand Defence Force	404	08	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	09a	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	09b	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	09c	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	09d	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain provision as notified [inferred]	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	10	PINF - Protection of infrastructure	PINF-O1 (Adverse effects of infrastructure)	Support	Retain provision as notified [inferred]	Considers that providing "for the operation of infrastructure, protecting it from the adverse effects of subdivision, use and development [...] is important as infrastructure can be affected by the establishment of new development in close proximity"
New Zealand Defence Force	404	11	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Support	Retain provision as notified [inferred]	Reasons given are in connection to other submission points in submission, see original submission
New Zealand Defence Force	404	12	PINF - Protection of infrastructure	New policy - Reverse Sensitivity	Oppose (requesting new provision)	Add new policy "PINF-Px: Reverse sensitivity Avoid incompatible activities that may affect or cause reverse sensitivity effects on the efficient operation, maintenance, repair, replacement, upgrading, renewal, or development of regionally significant infrastructure."	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	13a	NH - Natural Hazards	NH-P1 (Risk-Based Approach)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	13b	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Defence Force	404	13c	NH - Natural Hazards	NH-R10 (New buildings and structures and the Conversion of Existing Buildings for activities least sensitive to natural hazards within the Low Flood Hazard Overlay)	Support	Retain provision as notified [conditional], see original submission for details	Reasons given are in connection to other submission points in submission, see original submission
New Zealand Defence Force	404	14	NATC - Natural Character	NATC-P4 (Appropriate use and development within coastal margins and riparian margins)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	15	NATC - Natural Character	NATC-R7 (Construction of buildings and structures and additions to existing buildings and structures within coastal margins and riparian margins)	Other/Not stated	Unclear, purports to support provision as notified but reasoning implies opposition to rule, see original submission for details	Considers the plan should provide "a permitted activity rule for the construction of buildings and structures within coastal margins and riparian margins. It may be necessary to install temporary structures in the CMA to support military training activities. NZDF therefore supports provision for temporary structures as a permitted activity."
New Zealand Defence Force	404	16	PA - Public Access	PA-P3 (Restriction of public access)	Support	Retain provision as notified	Considers that "Public access may need to be restricted at times, such as during activities undertaken by NZDF. NZDF therefore supports the provision for public access to be excluded from areas for health and safety reasons, or reasons which would conflict with defence activities/TMTA."
New Zealand Defence Force	404	17	ASW - Activities on the Surface of Water	ASW-R2 (Motorised activities on the surface of water bodies)	Support in part	Amend by adding " ... Where: ... c. the activity is to undertake the statutory functions of a government department or local government body."	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	18	CE - Coastal Environment (General)	CE-R7 (New buildings and structures and additions to existing buildings and structures in the Coastal Environment)	Support in part	Retain provision as notified [but inferred that support is limited/conditional, see original submission]	Considers that "[temporary military training activities] may require the placement of temporary buildings and structures in the coastal environment to enable training exercises such as beach landings. NZDF support a permitted activity rule which provides for new buildings and structures within the coastal environment."
New Zealand Defence Force	404	19	EW - Earthworks	EW-R2 (General earthworks)	Support in part	Seeks to "Retain rule providing for earthworks as a permitted activity district wide."	Considers that "Due to the broad nature of [temporary military training activities], NZDF may require earthworks for some [temporary military training activities]-related activities and therefore will fall under this rule. NZDF supports the permitted threshold for earthworks and land disturbance and associated conditions"
New Zealand Defence Force	404	20	NOISE - Noise	NOISE-O2 (Reverse sensitivity)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	21	NOISE - Noise	NOISE-P1 (Appropriate noise generating activities)	Oppose	Seeks to "Amend approach set out in the policy to provide for noise effects caused by temporary activities."	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Defence Force	404	22a	NOISE - Noise	New rule	Oppose (requesting new provision)	Seeks to add a new rule providing for noise from temporary military training activities with associated conditions. See original submission (pp15-16) for full details of requested relief.	Importance of military training activities, consistency with other district plans, ease of plan interpretation, residential amenity, experience and measurements with previous training activities, ease of monitoring standard, see original submission for full reasoning.
New Zealand Defence Force	404	22b	TEMP - Temporary Activities	Introduction	Support	Seeks to "Retain 'district wide' approach for temporary activities."	Considers that a district-wide approach "provides certainty around the application of district wide matters with regard to zone provisions and rules"
New Zealand Defence Force	404	23	TEMP - Temporary Activities	TEMP-P1 (Recognise benefits of temporary activities)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	24	TEMP - Temporary Activities	TEMP-P2 (Recognise limited duration of effects)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
New Zealand Defence Force	404	25	TEMP - Temporary Activities	New policy	Oppose (requesting new provision)	Seeks to add a new policy providing for temporary military training activities "Provide for temporary military training activities and emergency service training activities [where] adverse effects on the amenity values of the site and the surrounding area are remedied or mitigated."	Reasons given are in connection to other submission points in submission, see original submission
New Zealand Defence Force	404	26	TEMP - Temporary Activities	New rule	Oppose (requesting new provision)	Add a new rule for "Temporary Military Training Activities", for all zones: "Activity status: Permitted Where: 1. The activity is carried out pursuant to the Defence Act 1990; and 2. The activity is carried out for no longer than 31 days on the site in any one calendar year, excluding set up and take down which can occur one week immediately prior to and one week immediately following the activity; and 3. The site is returned to its original condition, no more than ten days after the end of the activity; and 4. The activity complies with the temporary military training provisions in the Noise Chapter. Activity status: Controlled Where compliance is not achieved. Matters over which Council has reserved control: 1. The effect of the activity on amenity values of surrounding properties 2. The extent and effect of non-compliance with any relevant rule or effects standards 3. Whether information about the event has been or is proposed to be provided to surrounding properties"	Nature of temporary military training activities, need to train in unfamiliar real-world situations, military training is temporary and specialised, statutory purposes under Defence Act, certainty about application of rules, protection of environment, consistent nationwide approach. See original submission for full reasoning.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	1	Whole Plan	General comment	Oppose in part	Seeks that amendments to Plan provisions are made "as required to address the concerns raised by the [Director-General of Conservation]". (refer to original submission)	Limited extent of indigenous vegetation clearance provisions Does not differentiate between areas of significant biodiversity and other indigenous biodiversity. Does not give effect to RMA, NPSIB or the Wellington RPS. (refer to original submission for full reasons)
Director-General of Conservation	405	2	Whole Plan	General comment	Support in part	Seeks that all indigenous vegetation removal provisions are reviewed and amended as necessary to: • Ensure that lists of exemptions are consistent across all chapters, unless the differences are justified; and • clarify exemptions to reduce room for interpretation.	There are discrepancies between the lists of exemptions in rules that manage indigenous vegetation removal, across different chapters. (Refer to original submission for full reasons)
Director-General of Conservation	405	3	GA - General Approach	Legal effect of rules	Oppose	Amend "Legal effect of rules" text to reflect RMA section 86B.	Under RMA section 86B, rules that do not have immediate legal effect begin to have legal effect from the date that the decision on any submissions relating to the rule is made and publicly notified. (Refer to original submission for full reasons)
Director-General of Conservation	405	4	Definitions	Biodiversity compensation	Support	Retain as notified	This gives effect to the NPSIB and RPS.
Director-General of Conservation	405	5	Definitions	Biodiversity offsetting	Support	Retain as notified	This gives effect to the NPSIB and RPS.
Director-General of Conservation	405	6	Definitions	Indigenous vegetation	Support	Retain as notified	This gives effect to the NPSIB.
Director-General of Conservation	405	7a	Definitions	Conservation	Oppose	Amend definitions of "conservation" and "restoration" to address areas of overlap, for example by: • Amending either or both definitions to remove the overlap; and/or • Amending rules so that activities involving restoration, and activities involving conservation, are treated in a consistent way within the same zone/overlay.	These two definitions overlap, which may lead to confusion regarding how an activity is provided for, particularly in any zone or overlay where the two land use activities are subject to differing rules. (Refer to original submission for full reasons and examples)
Director-General of Conservation	405	7b	Definitions	Restoration	Oppose	Amend definitions of "conservation" and "restoration" to address areas of overlap, for example by: • Amending either or both definitions to remove the overlap; and/or • Amending rules so that activities involving restoration, and activities involving conservation, are treated in a consistent way within the same zone/overlay.	These two definitions overlap, which may lead to confusion regarding how an activity is provided for, particularly in any zone or overlay where the two land use activities are subject to differing rules. (Refer to original submission for full reasons and examples)
Director-General of Conservation	405	8a	Whole Plan	General comment	Support in part	Amend all usage of "removal of indigenous vegetation" and "indigenous vegetation removal" as follows: • ~~Removal of indigenous vegetation~~ Indigenous vegetation clearance • Indigenous vegetation ~~removal~~ clearance	Consistency with language used in Wellington RPS (refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	8b	Definitions	New definition - vegetation clearance	Oppose (requesting new provision)	Add a definition for "vegetation clearance" as follows: "The clearance or destruction of woody vegetation (exotic or native) by mechanical or chemical means, including felling vegetation, spraying of vegetation by hand or aerial means, hand clearance, and the burning of vegetation. Vegetation clearance does not include: • any vegetation clearance, tree removal, or trimming of vegetation associated with the Electricity (Hazards from Trees) Regulations 2003, • any vegetation clearance or vegetation disturbance covered by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017, • any vegetation clearance associated with the repair and maintenance of existing roads and tracks, the removal of a standalone shrub or tree, or • the removal of a standalone clump of trees or shrubs no larger than 20m^2."	A definition of "vegetation removal" or "vegetation clearance" is necessary. Without a definition, there may be doubt over the meaning of these rules, and inconsistency in their implementation. (Refer to original submission for full reasons.)
Director-General of Conservation	405	9	NESSD - Strategic Direction - Natural Environment	NESD-O1 (The health and wellbeing of Te Awa Kairangi / the Hutt River is restored and protected, and the River is recognised as the heart of the city)	Support	Retain as notified.	This gives effect to the NPSFM and the RMA.
Director-General of Conservation	405	10	NESSD - Strategic Direction - Natural Environment	NESD-O2 (Protect the values of the city's significant water bodies, including Te Awa Kairangi / the Hutt River, Wainuiomata River and Waiwhetū Stream)	Support	Retain as notified.	Gives effect to the NPSFM and the RMA.
Director-General of Conservation	405	11	NESSD - Strategic Direction - Natural Environment	NESD-O3 (Protect and enhance the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city)	Support	Retain as notified.	Gives effect to the NZCPS, NPS-IB, and the RMA.
Director-General of Conservation	405	12	NESSD - Strategic Direction - Natural Environment	NESD-O4 (Mouri Motu, Mouri Tangata, Mouri Ora. Protecting and strengthening the mouri of the Harbour Islands and their ecosystems to revitalise and enhance the health and well-being of people and communities involved with the Islands, and be life-sustaining for all)	Support	Retain as notified.	Gives effect to the NZCPS, NPS-IB, and the RMA.
Director-General of Conservation	405	13a	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Oppose in part	Amend policy so that multiple policies with different effects tests do not apply to management of the adverse effects of infrastructure within a single area	The tests in INF-P5 and INF-P6 differ from, and are generally less protective than, those in the specific policies proposed to manage infrastructure in more sensitive environments. Having policies with different tests for adverse effects applying to the same activity in the same area could lead to confusion and inconsistent implementation. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	13b	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Oppose in part	Amend policy so that multiple policies with different effects tests do not apply to management of the adverse effects of infrastructure within a single area	The tests in INF-P5 and INF-P6 differ from, and are generally less protective than, those in the specific policies proposed to manage infrastructure in more sensitive environments. Having policies with different tests for adverse effects applying to the same activity in the same area could lead to confusion and inconsistent implementation. (Refer to original submission for full reasons)
Director-General of Conservation	405	14	INF - Infrastructure	INF-P8 (Upgrading and developing the National Grid)	Support in part	Seeks that the policy is amended to achieve a better balance in giving effect to the RMA, NZCPS and NPSET, in particular by strengthening the policy in relation to the management of effects on indigenous biodiversity, and the management of effects on natural character and landscape values in the coastal environment	Supports text policy that would require "avoiding adverse effects" on the identified values of ONFs and Outstanding Coastal Natural Character. Contains no specific protection for indigenous biodiversity, including in the coastal environment
Director-General of Conservation	405	15	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Support in part	Amend INF-P10 as follows: "Provide for new or upgraded infrastructure in coastal margins and riparian margins where: 1. There is a functional need or operational need for the infrastructure to be in that location, and 2. Either: a. It is located on a bridge or other structure, or b. Is located in road reserve, or c. Related buildings, structures, indigenous vegetation clearance or earthworks are of a scale and design that will minimise adverse effects on coastal or riparian environments."	In order to give effect to the RMA, the policy should be amended to manage the potential adverse effects of infrastructure-related indigenous vegetation removal on coastal and riparian margins.
Director-General of Conservation	405	16	INF - Infrastructure	INF-P11 (Upgrading and developing infrastructure in coastal natural character areas)	Support in part	Retain as notified.	It gives effect to the RMA and NZCPS Policy 13.
Director-General of Conservation	405	17	INF - Infrastructure	New policy	Oppose (requesting new provision)	Add a new policy to the Infrastructure section to manage the effects of upgrading and developing infrastructure on indigenous biodiversity.	The policy is required to give effect to the RMA, NPSIB and RPS
Director-General of Conservation	405	18	INF - Infrastructure	Rules	Oppose in part	Seeks that activity status rules and performance standards are amended as necessary, to ensure that resource consent is required, and effects on biodiversity are appropriately managed, for infrastructure activities that are of a scale or location that creates the potential for this type of effect.	The proposed activity statuses and performance standards for several different types of new infrastructure do not provide for effects on biodiversity to be assessed and managed via the resource consent process. (Refer to original submission for full reasons)
Director-General of Conservation	405	19	INF - Infrastructure	Rules	Oppose in part	Seeks that the rules are amended to appropriately manage buildings, structures, earthworks and indigenous vegetation clearance associated with infrastructure within coastal and riparian margins.	The infrastructure chapter does not contain any specific controls for buildings, structures, earthworks and vegetation clearance in coastal and riparian margins. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	20	INF - Infrastructure	Introduction to rules	Oppose in part	Amend statement at beginning of INF rules section as follows: "... Operating, maintaining, repairing, upgrading, developing and decommissioning of infrastructure is excluded from all provisions in area-specific and other district-wide chapter, except for: ... c. Provisions for the removal of indigenous vegetation ~~in the Natural Open Space Zone and residential zones~~ (located in the Ecosystems and Indigenous Biodiversity chapter) ..."	To align with relief requested elsewhere in submission - the addition of provisions managing indigenous vegetation clearance in other zones. (Refer to original submission for full reasons)
Director-General of Conservation	405	21	INF - Infrastructure	INF-R9 (New underground pipelines, including electricity and gas distribution and three waters, excluding electricity and gas transmission)	Oppose in part	Seeks that the wording of the rule description is amended for clarity.	The rule description for this rule is difficult to decipher.
Director-General of Conservation	405	22	REG - Renewable Electricity Generation	REG-O2 (Providing for renewable electricity generation)	Support	Retain as notified	This is an appropriate statement of the balance sought to be achieved between providing for renewable electricity generation activities and managing their effects.
Director-General of Conservation	405	23a	REG - Renewable Electricity Generation	REG-P2 (Consideration of the adverse effects of renewable electricity generation activities)	Oppose in part	Amend policy so that multiple policies with different effects tests do not apply to management of the adverse effects of REG within a single area.	The tests in REG-P2 and REG-P5 differ from, and are generally less protective than, those in the specific policies proposed to manage REG in more sensitive environments. Having policies with different tests for adverse effects applying to the same activity in the same area could lead to confusion and inconsistent implementation. (Refer to the original submission for full reasons).
Director-General of Conservation	405	23b	REG - Renewable Electricity Generation	REG-P5 (Upgrading and developing renewable electricity generation activities)	Oppose in part	Amend policy so that multiple policies with different effects tests do not apply to management of the adverse effects of REG within a single area.	The tests in REG-P2 and REG-P5 differ from, and are generally less protective than, those in the specific policies proposed to manage REG in more sensitive environments. Having policies with different tests for adverse effects applying to the same activity in the same area could lead to confusion and inconsistent implementation. (Refer to the original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	24	REG - Renewable Electricity Generation	REG-P4 (Renewable electricity generation investigation activities)	Support in part	Amend REG-P4 as follows: "Provide for renewable electricity generation investigation activities, while: ... 4. Avoiding, remedying or mitigating other adverse effects, to the extent practicable, including by: a. Limiting the ~~size~~ scale of any structures, earthworks or indigenous vegetation clearance required for the activities, b. Restricting the duration of the activities, and c. Restoring the site to pre-works conditions after removal of the activities."	This gives effect to the RMA and relevant higher order documents including the NZCPS and NPSREG. The amendments recognise that the scale of earthworks and indigenous vegetation clearance are also relevant to potential adverse effects.
Director-General of Conservation	405	25	REG - Renewable Electricity Generation	REG-P7 (Upgrading and developing renewable electricity generation activities in coastal margins and riparian margins)	Support in part	Amend REG-P7 as follows: "Provide for new or upgraded renewable electricity generation activities in coastal margins and riparian margins where: 1. There is a functional need or an operational need for the activity to be in that location, and 2. ~~Adverse effects on coastal margins and riparian margins are minimised~~ Related buildings, structures, indigenous vegetation clearance or earthworks are of a scale and design that will minimise adverse effects on coastal or riparian environments."	This gives effect to the RMA and relevant higher order documents including NPSREG. The amendments to align with similar policy INF-P10 (incorporating amendments to that policy requested in this submission), which applies to infrastructure in coastal and riparian margins.
Director-General of Conservation	405	26	REG - Renewable Electricity Generation	REG-P8 (Upgrading and developing renewable electricity generation activities, in coastal natural character areas)	Support in part	Amend REG-P8 as follows: "Provide for new or upgraded renewable electricity generation activities in High and Very Coastal Natural Character Areas and Outstanding Coastal Natural Character Areas where: .... 3. Significant adverse effects on the identified values of High and Very High Coastal Natural Character Areas are avoided, and 4. Other adverse effects on coastal natural character are avoided, remedied or mitigated."	This gives effect to the RMA and relevant higher order documents including NZCPS and NPSREG, . The amendment clarify that all clauses of the policy must be met.
Director-General of Conservation	405	27a	REG - Renewable Electricity Generation	REG-R4 (Upgrading, developing and operating small-scale renewable electricity generation activities – Freestanding structures)	Oppose in part	Seeks that amendments are made to definitions, rules and performance standards as necessary, to ensure that resource consent is required and effects on biodiversity are appropriately managed for small-scale and community-scale REG activities that are of a scale or location that creates the potential for this type of effect.	Does not provide for effects on indigenous biodiversity, from small-scale or community-scale REG activities, to be assessed and managed via the resource consent process. Does not give effect to the RMA, NPSIB or RPS, or to proposed District Plan objective REG-O1.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	27b	REG - Renewable Electricity Generation	REG-R6 (Community-scale renewable electricity generation activities not otherwise provided for)	Oppose in part	Seeks that amendments are made to definitions, rules and performance standards as necessary, to ensure that resource consent is required and effects on biodiversity are appropriately managed for small-scale and community-scale REG activities that are of a scale or location that creates the potential for this type of effect.	Does not provide for effects on indigenous biodiversity, from small-scale or community-scale REG activities, to be assessed and managed via the resource consent process. Does not give effect to the RMA, NPSIB or RPS, or to proposed District Plan objective REG-O1.
Director-General of Conservation	405	27c	Definitions	Small-scale renewable electricity generation activities	Oppose in part	Seeks that amendments are made to definitions, rules and performance standards as necessary, to ensure that resource consent is required and effects on biodiversity are appropriately managed for small-scale and community-scale REG activities that are of a scale or location that creates the potential for this type of effect.	Does not provide for effects on indigenous biodiversity, from small-scale or community-scale REG activities, to be assessed and managed via the resource consent process. Does not give effect to the RMA, NPSIB or RPS, or to proposed District Plan objective REG-O1.
Director-General of Conservation	405	27d	Definitions	Community-scale renewable generation activities	Oppose in part	Seeks that amendments are made to definitions, rules and performance standards as necessary, to ensure that resource consent is required and effects on biodiversity are appropriately managed for small-scale and community-scale REG activities that are of a scale or location that creates the potential for this type of effect.	Does not provide for effects on indigenous biodiversity, from small-scale or community-scale REG activities, to be assessed and managed via the resource consent process. Does not give effect to the RMA, NPSIB or RPS, or to proposed District Plan objective REG-O1.
Director-General of Conservation	405	28	ECO - Ecosystems and Indigenous Biodiversity	ECO-O1 (Ecosystems and indigenous biodiversity)	Support in part	Amend objective as follows: "Indigenous biodiversity in Lower Hutt is maintained, and where practicable, restored or enhanced so that there is at least no overall loss in indigenous biodiversity."	To give effect to the objective of the NPSIB.
Director-General of Conservation	405	29	ECO - Ecosystems and Indigenous Biodiversity	New objective	Oppose (requesting new provision)	Add new objective as follows: "Recognise and provide for the relationship of tangata whenua and their culture and traditions with indigenous vegetation and fauna."	This gives effect to the RMA, the objective of the NPSIB, and Policy IE.1 of the RPS. This new objective links to proposed policy ECO-P5.
Director-General of Conservation	405	30a	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1 (Protecting indigenous biodiversity in rural environments)	Oppose	Delete policy	The notified provisions for the management of effects on indigenous biodiversity do not give effect to higher order documents, including the RMA, NPSIB and RPS.
Director-General of Conservation	405	30b	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2 (Protecting indigenous biodiversity in urban environments)	Oppose	Delete policy	The notified provisions for the management of effects on indigenous biodiversity do not give effect to higher order documents, including the RMA, NPSIB and RPS.
Director-General of Conservation	405	30c	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Oppose	Delete policy	The notified provisions for the management of effects on indigenous biodiversity do not give effect to higher order documents, including the RMA, NPSIB and RPS.
Director-General of Conservation	405	30d	ECO - Ecosystems and Indigenous Biodiversity	ECO-P4 (Managing the adverse effects from indigenous vegetation removal)	Oppose	Delete policy	The notified provisions for the management of effects on indigenous biodiversity do not give effect to higher order documents, including the RMA, NPSIB and RPS.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	30e	ECO - Ecosystems and Indigenous Biodiversity	New policies	Oppose (requesting new provision)	Add new policies to replace ECO-P1 to ECO-P4, and to give effect to the management approach required by: - RPS policies 24B and 24D for indigenous ecosystems and habitats with significant indigenous biodiversity values and other significant habitats of indigenous fauna - RPS policies 24C and 24CC for indigenous biodiversity in the coastal environment - NPSIB policy 8 and clause 3.16 for effects on indigenous biodiversity in all other areas.	The notified provisions for the management of effects on indigenous biodiversity do not give effect to higher order documents, including the RMA, NPSIB and RPS.
Director-General of Conservation	405	31	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5 (Restoring and increasing indigenous biodiversity)	Support	Retain as notified	This gives effect to higher order documents including the RMA section 6c, NPSIB and Policy IE.1 of the RPS.
Director-General of Conservation	405	32a	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal with respect to all zones other than Residential and Natural Open Space zones)	Oppose	Amend ECO-R2 to manage indigenous vegetation clearance in other zones that contain indigenous vegetation, including in particular the rural zones and the Open Space Zone.	Indigenous vegetation clearance is unconstrained in all zones other than residential zones and the Natural Open Space Zone. This leaves large areas of indigenous vegetation unprotected, including in rural zones and the Open Space Zone.
Director-General of Conservation	405	32b	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal with respect to all zones other than Residential and Natural Open Space zones)	Oppose	Seeks that performance standards for indigenous vegetation clearance under ECO-R2, with respect to the types of clearance that should be exempt from control, and the maximum permitted area of clearance for other types of vegetation, should be informed by appropriate expert evidence. (refer to original submission)	Given there are no SNAs or equivalents in the Proposed Plan, indigenous vegetation clearance rules become even more important, particularly in giving effect to RMA s6c and RPS policies 23 and 24, as they are a tool that allows areas proposed for clearance to be assessed and appropriately managed via the resource consent process.
Director-General of Conservation	405	32c	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal with respect to all zones other than Residential and Natural Open Space zones)	Oppose	Seeks that, where performance standards are breached, an assessment of ecological effects should be required, in accordance with Appendix ECO-App1 (incorporating relief requested in submission point 405.36).	Even where an area of vegetation is not found to meet significance criteria, effects on biodiversity should still be managed in accordance with the effects management hierarchy, to give effect to the NPSIB.
Director-General of Conservation	405	33	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal with respect to all zones other than Residential and Natural Open Space zones)	Support in part	Seeks that rule is retain "largely as notified, but with amendments: • as necessary to address the [Director-General for Conservation]'s broad point on all [indigenous vegetation clearance] exemptions, above; and • to avoid duplication of exemptions between ECO-R2 and the vegetation clearance definition requested in the [Director-General for Conservation]'s submission."	The list of types of clearance that are always permitted is generally considered appropriate, but should be reviewed to be consistent across the plan. (Refer to original submission for full reasons)
Director-General of Conservation	405	34	ECO - Ecosystems and Indigenous Biodiversity	ECO-M1 (Restoring indigenous biodiversity)	Support	Retain as notified	The list reflects the content of clause 3.21(2) of the NPSIB.
Director-General of Conservation	405	35	ECO - Ecosystems and Indigenous Biodiversity	New rules	Oppose (requesting new provision)	Seeks that new or amended rules are considered "to provide specific incentives for restoration, such as opportunities for additional residential or other development rights in rural zones where indigenous biodiversity is proposed to be restored and protected".	To align with NPSIB 3.21 (3). Rules do not contain specific incentives for restoration, such as opportunities for additional residential or other development rights in rural zones where indigenous biodiversity is proposed to be restored. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	36	ECO - Ecosystems and Indigenous Biodiversity	Appendix ECO-App1 – Ecological impact reports	Support in part	Amend the information requirements set out in Appendix ECO-App1 so that they require an assessment of whether the area proposed to be cleared qualifies as an area with significant indigenous biodiversity, under Appendix 1B of the RPS.	To provide for appropriate protection of any areas of significant indigenous vegetation or significant habitats of indigenous fauna that are proposed to be cleared. Required in order to give effect to RMA s6c and policies 23, 24, 24B and 24D of the RPS (Refer to original submission for full reasons)
Director-General of Conservation	405	37	ECO - Ecosystems and Indigenous Biodiversity	Appendix ECO-App2 (Principles for biodiversity offsetting)	Support	Retain as notified.	It gives effect to the NPS-IB.
Director-General of Conservation	405	38	ECO - Ecosystems and Indigenous Biodiversity	Appendix ECO-App3 (Principles for biodiversity compensation)	Support	Retain as notified.	Gives effect to the NPS-IB.
Director-General of Conservation	405	39	NATC - Natural Character	NATC-O1 (Natural character of coastal margins and riparian margins)	Support	Retain as notified.	Gives effect to RMA s6a.
Director-General of Conservation	405	40	NATC - Natural Character	NATC-P1 (Customary harvesting within coastal margins and riparian margins)	Support	Retain as notified.	Gives effect to the RMA
Director-General of Conservation	405	41	NATC - Natural Character	NATC-P2 (Restoration and enhancement within coastal margins and riparian margins)	Support	Retain as notified.	Gives effect to the RMA
Director-General of Conservation	405	42	NATC - Natural Character	NATC-P3 (Indigenous vegetation removal within coastal margins and riparian margins)	Oppose	Delete NATC-P3.	Policies NATC-P3 and NATC-P4 both apply to indigenous vegetation removal in coastal and riparian margins, where consent is required. This has the potential to create confusion, given that different effects tests apply within each policy.
Director-General of Conservation	405	43	NATC - Natural Character	NATC-P4 (Appropriate use and development within coastal margins and riparian margins)	Support	Retain as notified.	Gives effect to the RMA
Director-General of Conservation	405	44	NATC - Natural Character	Rules	Oppose	Seeks that rules for land use activities in coastal and riparian margins are amended so that conservation activities are permitted in these areas.	Conservation is not listed as a permitted activity in coastal and riparian margins. Therefore, it appears to be a restricted discretionary activity, under NATC-R4. Conservation, as defined in the proposed plan, is an appropriate activity in these areas, and is consistent with proposed objective NATC-O1.
Director-General of Conservation	405	45	NATC - Natural Character	NATC-R3 (Indigenous vegetation removal within coastal margins and riparian margins)	Support	Retain as notified.	Gives effect to the RMA

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	46	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Retain as notified.	It gives effect to the NZCPS and the RMA.
Director-General of Conservation	405	47	NFL - Natural Features and Landscapes	NFL-P1 (Identification of Outstanding Natural Features and Landscapes)	Support	Retain as notified.	It gives effect to the NZCPS and the RMA.
Director-General of Conservation	405	48	NFL - Natural Features and Landscapes	Rules	Oppose	Seeks that rules for land use activities in ONFLs are amended so that conservation activities are permitted in these areas.	Conservation is not listed as a permitted activity in ONFLs. It appears to be a restricted discretionary activity under NFL-R4. Conservation, as defined in the proposed plan, is an appropriate activity in these overlays, and is consistent with proposed objective NFL-O1. (Refer to original submission for full reasons)
Director-General of Conservation	405	49	PA - Public Access	PA-O1 (Maintenance and enhancement of public access)	Support	Retain as notified.	Gives effect to the NZCPS and the RMA.
Director-General of Conservation	405	50	PA - Public Access	PA-O2 (Managing adverse effects of public access)	Support	Retain as notified.	Gives effect to the NZCPS and the RMA.
Director-General of Conservation	405	51	CE - Coastal Environment (General)	CE-O1 (Coastal Environment)	Support in part	Amend CE-O1 as follows: "The natural character within the landward extent of the coastal environment is ~~maintained~~ protected and, where appropriate, restored or enhanced."	To give effect to the RMA s6a, NZCPS Policy 13 and RPS Objective 4.
Director-General of Conservation	405	52	CE - Coastal Environment (General)	CE-O2 (High, Very High and Outstanding Coastal Natural Character Areas)	Support	Retain as notified.	Gives effect to the NZCPS and RPS.
Director-General of Conservation	405	53	CE - Coastal Environment (General)	CE-O7 (Natural Systems and Features)	Support in part	Amend CE-O7 as follows: "Natural Systems and features that reduce the susceptibility of people, buildings and infrastructure from damage from coastal hazards are created, ~~retained~~ protected, restored ~~or~~ and enhanced."	To better align with the language used in NZCPS Policy 26. (Refer to original submission for full reasons)
Director-General of Conservation	405	54	CE - Coastal Environment (General)	CE-P1 (Identification of the Coastal Environment)	Support in part	Amend CE-P1 to include the criteria used to identify the landward extent of the coastal environment.	To provide clarity to plan users and to give effect to NZCPS Policy 1 and RPS Policy 4.
Director-General of Conservation	405	55	CE - Coastal Environment (General)	CE-P2 (Identification of Coastal Natural Character Areas)	Support in part	Amend CE-P2 to include the criteria used to identify Coastal Natural Character Areas.	To provide clarity to plan users and to give effect to NZCPS Policy 13.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	56	CE - Coastal Environment (General)	CE-P3 (Customary Harvesting in the Coastal Environment)	Support	Retain as notified	Gives effect to the RMA and RPS.
Director-General of Conservation	405	57	CE - Coastal Environment (General)	CE-P4 (Restoration of Natural Character in the Coastal Environment)	Support in part	Amend policy as follows: "Provide for 1. The restoration or rehabilitation of natural character values within the landward extent of the coastal environment including by: ... d. Restoring ~~or~~ and protecting riparian margins and coastal margins... "	To indicate that riparian and coastal margins should be protected where restored, in accordance with NZCPS Policy 14.c.v. (Refer to original submission for full reasons)
Director-General of Conservation	405	58	CE - Coastal Environment (General)	CE-P5 (Indigenous Vegetation Removal in the Coastal Environment)	Oppose	Delete policy	Overlap with CE-P6, different tests apply. As currently worded does not appropriately give effect to relevant higher order documents. (refer to original submission for full reasons)
Director-General of Conservation	405	59	CE - Coastal Environment (General)	CE-P6 (Use and Development in the Coastal Environment)	Support in part	Amend clause 2(b)(ii) of policy as follows: "ii. Any proposed indigenous vegetation clearance, earthworks, building platforms and buildings or structures are of a scale and prominence that respects the identified values and the design and development integrates with the existing landform and dominant character of the area,"	Supports the aspects of the policy that relate to CNC areas, (refer to original submission for full reasons)
Director-General of Conservation	405	60	CE - Coastal Environment (General)	CE-P7 (Mining, Quarrying and Forestry Activities in the Coastal Environment)	Support	Retain as notified.	Gives effect to the RMA, NZCPS and RPS.
Director-General of Conservation	405	61	CE - Coastal Environment (General)	CE-P10 (Natural Systems and Features)	Support in part	Amend CE-P10 as follows: "~~Maintain~~ Protect, restore and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, buildings and infrastructure."	Supports this policy as a means of giving effect to NZCPS Policy 26, amend to better align with the language used in that policy. (Refer to original submission for full reasons).
Director-General of Conservation	405	62	CE - Coastal Environment (General)	CE-R2 (Restoration in the Coastal Environment)	Support	Retain as notified.	Gives effect to the NZCPS and RPS.
Director-General of Conservation	405	63a	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Support in part	Seeks that CE-R3, and/or other Plan rules as appropriate, are amended to apply performance standards to indigenous vegetation clearance throughout the Coastal Environment (not just in [coastal natural character] areas), and to manage potential effects on indigenous biodiversity and on risk from coastal hazards when these standards are breached.	The existing provisions in the proposed Plan do not protect indigenous biodiversity from the effects of indigenous vegetation clearance in the Coastal Environment outside CNC areas, ONFLs and coastal and riparian margins, unless the underlying zoning is Residential or Natural Open Space. In addition, there is inadequate protection for coastal vegetation, as a type of natural defence from coastal hazards. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	63b	CE - Coastal Environment (General)	New provision(s) - performance standards	Oppose (requesting new provision)	Seeks that performance standards (informed by appropriate expert evidence) are added to the District Plan for indigenous vegetation clearance in the Coastal Environment, with respect to the types of clearance that should be exempt from control, and the maximum permitted area of clearance for other types of vegetation (inferred refer to original submission)	The existing provisions in the proposed Plan do not protect indigenous biodiversity from the effects of indigenous vegetation clearance in the Coastal Environment outside CNC areas, ONFLs and coastal and riparian margins, unless the underlying zoning is Residential or Natural Open Space. In addition, there is inadequate protection for coastal vegetation, as a type of natural defence from coastal hazards. (Refer to original submission for full reasons)
Director-General of Conservation	405	63c	CE - Coastal Environment (General)	None specific	Support in part	Seeks that, where performance standards (submission point 405.63) are breached: - an assessment of ecological effects should be required, in accordance with Appendix ECO-App1 (incorporating relief requested in submission point 405.36), and - an assessment of effects on the risk from coastal hazards to people, buildings and infrastructure should be required, in order to give effect to proposed objective CE-O7 and proposed policy CE-P10.	The existing provisions in the proposed Plan do not protect indigenous biodiversity from the effects of indigenous vegetation clearance in the Coastal Environment outside CNC areas, ONFLs and coastal and riparian margins, unless the underlying zoning is Residential or Natural Open Space. In addition, there is inadequate protection for coastal vegetation, as a type of natural defence from coastal hazards. (Refer to original submission for full reasons)
Director-General of Conservation	405	64a	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Support	Retain clause (2) of rule as notified	Gives effect to the NZCPS and RPS.
Director-General of Conservation	405	64b	CE - Coastal Environment (General)	CE-S1 (Indigenous vegetation removal within High and Very High Coastal Natural Character Areas)	Support	Retain as notified (conditional - refer to original submission for details)	Gives effect to the NZCPS and RPS.
Director-General of Conservation	405	65	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Support	Retain clause (3) of rules as notified (conditional - refer to original submission for details)	Gives effect to the NZCPS and RPS
Director-General of Conservation	405	66	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Support in part	Amend rule, so that each of clause (4), (5) and (6), include the following statement from ECO-R2.4 or similar: "Information requirements: Applications for activities which will have more than minor adverse effects on indigenous biodiversity, are required to be supported by a report that: i. Is prepared by a suitably qualified ecologist and, as required, any other person with suitable expertise, such as someone with expertise in mātauranga Māori, ii. Includes the detail set in Appendix ECO-App1 – Ecological impact reports, and iii. Is commensurate with the scale and significance (to indigenous biodiversity) of the proposal."	There is no mention of effects on indigenous biodiversity in these rules. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Director-General of Conservation	405	67	CE - Coastal Environment (General)	Rules	Oppose	Seeks that rules for land use activities in the Coastal Environment are amended so that conservation activities are permitted in coastal natural character areas.	Conservation, as defined in the proposed plan, is an appropriate activity in the CNC areas, and is consistent with proposed objectives CE-O1 and CE-O2. (Refer to original submission for full reasons)
Director-General of Conservation	405	68	CE - Coastal Environment (General)	CE-R5 (Quarrying activities, Mining activities and Plantation Forestry in the Coastal Environment)	Support in part	Amend clause (1) of the rule to include the following statement from ECO-R2.4 or similar: "Information requirements: Applications for activities which will have more than minor adverse effects on indigenous biodiversity, are required to be supported by a report that: i. Is prepared by a suitably qualified ecologist and, as required, any other person with suitable expertise, such as someone with expertise in mātauranga Māori, ii. Includes the detail set in Appendix ECO-App1 – Ecological impact reports, and iii. Is commensurate with the scale and significance (to indigenous biodiversity) of the proposal."	Gives effect to Policies 11 and 13 of the NZCPS. However, there is no mention of effects on indigenous biodiversity in CE-R5.1.
Director-General of Conservation	405	69	EW - Earthworks	EW-R13 (Earthworks within coastal margins and riparian margins)	Support	Retain as notified.	It gives effect to the RMA.
Director-General of Conservation	405	70	EW - Earthworks	EW-R14 (Earthworks within High and Very High Coastal Natural Character Areas)	Support	Retain as notified.	Gives effect to Policies 11 and 13 of the NZCPS.
Director-General of Conservation	405	71	EW - Earthworks	EW-R15 (Earthworks within Outstanding Coastal Natural Character Areas)	Support	Retain as notified.	Gives effect to Policies 11 and 13 of the NZCPS.
Kim Lovett	406	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety. Residents have endured effects of relentless noise, ground vibrations and dust clouds Dangers will only grow - from chronic exposure to air pollutants, to the very real risk of fires and forced evacuation. Foul odours. Residents should not have to sacrifice their wellbeing for this development.
Virginia Saunderson	407	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Virginia Saunderson	407	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Callum Wadek	408	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	I am concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Rachel Laurent	409	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 409.2a to 409.23 are accepted	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Rachel Laurent	409	2a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Rachel Laurent	409	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Rachel Laurent	409	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be justified in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Rachel Laurent	409	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows

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Rachel Laurent	409	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land. Refer to original submission for full reasons
Rachel Laurent	409	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause ("mana motuhake") and the reference to "contemporary connections" appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons
Rachel Laurent	409	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 409.2a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Rachel Laurent	409	8	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Rachel Laurent	409	9	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 409.2a is accepted	Reasons given not specific to this relief, see original submission
Rachel Laurent	409	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Rachel Laurent	409	11a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Rachel Laurent	409	11b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 409.2b)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rachel Laurent	409	12	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Rachel Laurent	409	13	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 409.2a)	Reasons given not specific to this relief, see original submission
Rachel Laurent	409	14	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Rachel Laurent	409	15	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Rachel Laurent	409	16	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rachel Laurent	409	17	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 409.2a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Rachel Laurent	409	18	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Rachel Laurent	409	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 409.2a)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Intends to sell and move out as a result of this rule. Refer to original submission for full reasons
Rachel Laurent	409	20	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Rachel Laurent	409	21	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 409.17	No specific reasons given in relation to this submission point, refers to submission point 409.17
Rachel Laurent	409	22a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Rachel Laurent	409	22b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 409.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Rachel Laurent	409	22c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 409.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Rachel Laurent	409	22d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rachel Laurent	409	22e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Rachel Laurent	409	23	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 409.2a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Federated Farmers of New Zealand	410	1	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1 (Exotic vegetation removal)	Support	Seeks that the permitted status for removal of exotic vegetation in all zones is retained.	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	2	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Support	Seeks that the permitted status from removal of indigenous vegetation in the rural zones is retained.	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	3	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Oppose in part	Amend Outstanding Natural Features and Landscapes overlays so that they are confined to Crown-owned property such as the East Coast Regional Park and the Remutaka Forest Park.	Identification of ONLs needs to be justified and robust, and mapping needs to be clear. The obligation to protect outstanding natural features and landscapes is already being met by identifying and protecting the Regional and Forest Parks. (refer to original submission for full reasons).
Federated Farmers of New Zealand	410	4	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Oppose in part	Seeks that buffer areas and continuity areas are not be identified as Outstanding Natural Features and Landscapes (ONFL), because their value is only in being adjacent to the ONFL rather than meeting ONFL criteria in their own right.	Mapping must be clear and certain. It is vital for landowners to have confidence where the boundaries are and be able to translate these from the map onto the ground, because there is a regulatory implication if they cannot. (Refer to original submission for full reasons)
Federated Farmers of New Zealand	410	5	Maps - Natural Environment Values Overlays	Outstanding Natural Features and Landscapes	Other/Not stated	Seeks that affected landowner submissions (in relation to Outstanding Natural Features and Landscapes) are carefully attended to and boundaries adjusted accordingly.	Consultation must be meaningful and informative. (Refer to the original submission for full reasons)
Federated Farmers of New Zealand	410	6	NFL - Natural Features and Landscapes	NFL-P1 (Identification of Outstanding Natural Features and Landscapes)	Oppose in part	Amend policy as follows: "Identify and map Outstanding Natural Features and Landscapes <u>on crown land that meet the majority of criteria</u>, and describe their identified landscape values in SCHED4 - Outstanding Natural Features and Landscapes."	Mapping must be clear and certain. It is vital for landowners to have confidence where the boundaries are and be able to translate these from the map onto the ground, because there is a regulatory implication if they cannot.

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Federated Farmers of New Zealand	410	7	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Retain as notified	Considers that NFL-O1 is consistent with Section 6(b) of the RMA. Considers it is appropriate to focus on only inappropriate development, rather than protection from all development. (Refer to original submission for full reasons)
Federated Farmers of New Zealand	410	8	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Oppose in part	Amend policy as follows: "Allow for customary harvesting by Mana Whenua within Crown-owned Outstanding Natural Features and Landscapes in accordance with tikanga Māori for the reason that access over private property is only at the permission of the landowner and the District Plan must not assume access over private property."	The District Plan needs to be clear that access is not available across private land unless with permission from the landowner (refer to the original submission for full reasons)
Federated Farmers of New Zealand	410	9	NFL - Natural Features and Landscapes	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose (requesting new provision)	Seeks that the policy is amended to include an additional exemption under clause 1 to allow for vegetation removal around powerlines (both public and private) to meet Electricity (Hazards from Trees) Regulations 2003.	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	10	NFL - Natural Features and Landscapes	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support	Retain clause 2 of the policy as notified	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	11	CE - Coastal Environment (General)	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that the exemptions under clause 1 of the policy are also applied to indigenous vegetation removal in Outstanding Natural Features and Landscapes in the Coastal Environment	The maintenance of safety (such as around buildings or existing access tracks) and the clearance for new activities (such as beehives and new tracks) will also need to occur within the coastal areas of an ONFL
Federated Farmers of New Zealand	410	12a	NFL - Natural Features and Landscapes	NFL-P5 (Existing use and development in Outstanding Natural Features and Landscapes)	Support	Retain clause 2 of the policy as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	12b	SCHED4 - Outstanding Natural Features and Landscapes	Whole schedule	Support in part	Seeks that existing farming land use is acknowldeged in the schedule	To ensure there is a link to NFL-P5.2
Federated Farmers of New Zealand	410	13	NFL - Natural Features and Landscapes	NFL-P6 (New use and development in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that there is an additional clause in policy for new activities where they are consistent with underlying zoning (such as the rural zone) and with existing land uses (such as farming.)	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	14	SCHED4 - Outstanding Natural Features and Landscapes	Whole schedule	Other/Not stated	Seeks that Schedule 4 for Outstanding Natural Features and Landscapes (ONFL) includes the following information for each ONFL: •What criteria the ONFL meets; •What land uses are currently present on the ONFL, particularly if primary production land use is present. •What the land ownership consists of: either fully within Crown land or privately owned. •Whether or not the site is available for public access.	Federated Farmers supports the use of criteria to ensure that identification has a robust process and is not arbitrary. Most of the criteria should be met before a site is classified as an ONFL. Some of the criteria on their own will not be robust enough. Listing what criteria the ONFL meets will be important when assessing if a proposed activity is consistent with the ONFL values and can be considered appropriate.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Federated Farmers of New Zealand	410	15	SCHED4 - Outstanding Natural Features and Landscapes	Whole schedule	Amend	Seeks that Outstanding Natural Features and Landscapes (ONFL) boundaries and information are adjusted according to landowner submissions, and actively farmed areas are removed out of ONFL classification.	Existing land use must be acknowledged where private property is located on private land and actively farmed land should be excluded from ONFL classification and ensure that the actively farmed area can continue its current land use without undue hinderance. (Refer to original submission for full reasons)
Federated Farmers of New Zealand	410	16	SCHED4 - Outstanding Natural Features and Landscapes	Turakirae Head ONF, Baring Head/Ōrua-pouanui ONF, Parangārahu Lakes ONF, (Lake Kohangapiripiri and Lake Kohangatera, Mākaro /Ward Island ONF	Amend	Seeks that the boundaries of the following Outstanding Natural Features are limited to crown-owned land and do not cross over to private property: •Turakirae Head ONF •Baring Head/Ōrua-pouanui ONF •Parangārahu Lakes ONF •(Lake Kohangapiripiri and Lake Kohangatera) •Mākaro /Ward Island ONF	ONF's that relate to greater Welington Regional Council's East Harbour Regional Park or the Department of Conservation Scientific Reserve should not include and private property. (see original submission for full reasons)
Federated Farmers of New Zealand	410	17	NFL - Natural Features and Landscapes	NFL-R2 (Restoration and enhancement activities in Outstanding Natural Features and Landscapes)	Support	Retain the permitted activity status in clause 1 of the rule related to pest and weed control	It is important that restoration and enhancement are permitted to ensure that there is no regulatory disincentive or hinderance to carry out these activities.
Federated Farmers of New Zealand	410	18	NFL - Natural Features and Landscapes	NFL-R2 (Restoration and enhancement activities in Outstanding Natural Features and Landscapes)	Support	Retain the permitted activity status in clause 1 of the rule related to activities in accordance with QEII and other covenants	It is important that restoration and enhancement are permitted to ensure that there is no regulatory disincentive or hinderance to carry out these activities.
Federated Farmers of New Zealand	410	19	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that the permitted rule NFL-R3.1, also applies within the Coastal Environment.	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	20	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support in part	Seeks that clearance to meet the Electricity (Hazards from Trees) Regulations 2003 is also included as a permitted activity. Private landowners as well as electricity providers will need to carry out clearance to secure their supply.	Private landowners must be allowed to maintain their electricity supply on their own property. Where a powerline branches off the distribution line to supply a private house, it is the landowner's responsibility to maintain their own line.
Federated Farmers of New Zealand	410	21	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support in part	Seeks that maintenance of existing farm tracks and fences, as well as clearance for new, is provided for as permitted activity in clause 1(a)(viii)	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	22	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support in part	Seeks that a new clause is included to provide for the clearance of scattered indigenous vegetation to maintain existing productive land, as permitted.	Scattered indigenous vegetation such as manuka, kanuka and toitoi can start to grow and because they are not palatable to livestock can become established and be detrimental to pasture. Removing scattered specimens from pasture will not have adverse effects on the ONFL values.
Federated Farmers of New Zealand	410	23	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Support in part	Seeks that the standard NFL-S1 does not apply to the permitted activities in NFLR3.1.	The area thresholds of $100m^2$ and $200m^2$ are much too small for the activities to be carried out as permitted.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Federated Farmers of New Zealand	410	24	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that the list of permitted activities in NFL-R3.1 also applies to the Coastal Environment.	In order to allow people and their communities to provide for their wellbeing, health and safety. Restricted discretionary status incorrectly assumes that the vegetation is vital to the natural character, and that the clearance is an inappropriate activity. (Refer to original submission for full reasons)
Federated Farmers of New Zealand	410	25	NFL - Natural Features and Landscapes	NFL-R4 (New land use activities in Outstanding Natural Features and Landscapes)	Amend	Seeks that NFL-R4.1 is amended so that new land use activities within the Coastal Environment in an Outstanding Natural Feature or Landscape are also permitted.	To ensure that changes to existing farming land uses remain permitted. (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	26	NFL - Natural Features and Landscapes	NFL-R7 (New farming fences in Outstanding Natural Features and Landscapes)	Support in part	Seeks that permitted activity status for fences is retained, and expanded so that it is not limited to post-and-wire fences (inferred - refer to original submission).	It is highly likely that new fences will be built within ONLs as farmers are meeting their stock exclusion obligations or voluntarily retiring land. Post and rail fences will be necessary where these form yards, races, or even around farm buildings. (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	27a	NFL - Natural Features and Landscapes	NFL-R8 (Additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Support	Retain permitted activity status in clause (1) - (inferred - refer to original submission)	Federated Farmers supports the permitted status of additions to buildings and structures in ONLs.
Federated Farmers of New Zealand	410	27b	NFL - Natural Features and Landscapes	Rule NFL-R9 (New buildings and structures in Outstanding Natural Features and Landscapes)	Support	Retain permitted activity status in clause (1) - (inferred - refer to original submission)	Permitted status for new buildings that are associated with an established land use, such as new farm building on land used for farming, is supported.
Federated Farmers of New Zealand	410	28	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that the area limits in NFL-S1 do not apply to the Rule NFL-R3.	It is unclear how the area limits in NFL-S1 interact with the activity-based rule in NFL-R3. The area thresholds in NFL-S1 are too small for most of the listed activities to comply as permitted, for example 200m2 limit in NFL-S1 is much too small for a farm or walking track.
Federated Farmers of New Zealand	410	29	NFL - Natural Features and Landscapes	NFL-S1 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that the coastal environment has the same area standards as the ONFL standards.	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	30	NFL - Natural Features and Landscapes	NFL-S2 (New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Oppose in part	Seeks that the area limits for farm buildings within ONFLs are the same as those which apply in the Rural Zone chapter.	50m2 is much too small for a useful and functional farm building. The underlying zone floor area standards will be sufficient to maintain the values of the ONFL. (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	31	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori using criteria with tangata whenua and in accordance with tikanga Māori."	Federated Farmers submits that identification of SASMs is by using criteria, similar to the ONFL identification process.
Federated Farmers of New Zealand	410	32	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Supports the method of categorising SASMs into three categories. Protecting category 1 SASMS from inappropriate subdivision, use and development consistent with section 6(f) of RMA.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Federated Farmers of New Zealand	410	33	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Supports the method of categorising SASMs into three categories. Support is given for the avoidance, remediation and mitigation of adverse effects on Category 2 SASMs.
Federated Farmers of New Zealand	410	34	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Supports the method of categorising SASMs into three categories. Support is given for the acknowledgement of Category 3 SASMs.
Federated Farmers of New Zealand	410	35	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Multiple	Seeks that policy SASM-P6 is split into two policies that discuss tanagata whenua access to SASMs that occur on Crown land, and SASMs on private land: "**SASM-P6 Use of sites and areas for tikanga Māo**ri Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori that are located on Crown land." "**SASM-PX** Facilitate relationships between tangata whenua and landowners to encourage access to Sites of Significance to Maori where these are located on private property."	Access to SASMs over private property is at the landowner's permission. This is an opportunity for tangata whenua and landowners to develop a close and mutually beneficial relationship. (Refer to the original submission for full reasons)
Federated Farmers of New Zealand	410	36	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Amend	Seeks that additions, alterations or new buildings and structures for Category 2 SASMs have permitted status with compliance with SASM-S1, suggetsed replacement wording for clauses 2 and 3 as follows: "SASM Category 2 : 2. Activity Status: Permitted Where: a. Compliance is achieved with SASM-S1: Accidential discovery protocol." "SASM Category 1 3. Activity Status: Permitted Where: a) The additions and alterations are for an existing residential activity, b) The new building or structure is less than 200m2, and c) The addition or alteration to a building or structure are within an industrial/commercial zone and are less than 200m2. "	Rule cascade should be similar to SASM-R2. Categories 1 and 2 should be differentiated. (Refer to original submission for full reasons)
Federated Farmers of New Zealand	410	37	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Other/Not stated	Seeks that a factsheet is developed with the accidental discovery protocol and key people contact details, and provided to all landowners with a SASM on their property.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Federated Farmers of New Zealand	410	38	SCHED6 - Sites and Areas of Significance to Māori	Whole schedule	Amend	Seeks that a table similar to that in Schedule 4 for ONFLs is also used to present the information in Schedule 6.	The table format in Schedule 4 is much easier to read and find individual sites and their categories, which is vital for determining what rules apply. (Refer original submission for full reasons).
Federated Farmers of New Zealand	410	39	SCHED6 - Sites and Areas of Significance to Māori	Whole schedule	Support	Seeks that the approach of categorising SASMs into three categories and managed accordingly, is maintained (inferred - refer to original submission)	This approach recognises and provides for the differing levels of significance of the site/area and manages these according to risk and the sensitivity of the SASM to other activities. (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	40	Maps - SASMs	Entire overlay	Amend	Seeks that the Planning Maps show the SASMs by category.	So map users can see what category the site is and therefore what provisions apply. (see original submission for full reasons)
Federated Farmers of New Zealand	410	41	SCHED6 - Sites and Areas of Significance to Māori	Whole schedule	Oppose (requesting new provision)	Seeks that Schedule 6 for Sites and Areas of Significance to Maori includes the following information for each SASM: •What criteria the SASM meets; •What land uses are currently present on the SASM, particularly if primary production land use is present. •What the land ownership consists of: either fully within Crown land or privately owned. •Whether or not the site is available for public access.	Federated Farmers submits that the SASMs in Schedule 6 meet most of the criteria, that land ownership is noted as either private or Crown, and existing land uses that are occurring on SASMs are noted in the Schedule. (refer to original submission for full reasons).
Federated Farmers of New Zealand	410	42	Maps - SASMs	SASM boundaries	Oppose in part	Seeks that SASM boundaries and information are adjusted according to landowner submissions.	Federated Farmers submits that the Council carefully considers the submissions of individual landowners regarding SASMs identified on their properties to ensure the boundaries are correct. (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	43	PA - Public Access	PA-O1 (Maintenance and enhancement of public access)	Oppose in part	Amend PA-O1 as follows: "Public access to and along rivers, lakes, and the coastal marine area is maintained and enhanced <u>where appropriate, in a way that respects private property</u>."	The District Plan needs to be clear that access is not available across private land unless with permission from the landowner. Existing issues with public entering private property without permission. (Refer to original submission to see full reasons).
Federated Farmers of New Zealand	410	44	PA - Public Access	PA-O2 (Managing adverse effects of public access)	Amend	Amend objective as follows: "Public access to and along rivers, lakes, and the coastal marine area does not have a negative impact on <u>private property,</u> existing natural environment values, coastal environment values, historical and cultural values or public health and safety."	This policy needs to include private property as a consideration of adverse effects arising from public access. As a group, farmers provide more public access across their private property than other landowners (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	45	PA - Public Access	PA-P3 (Restriction of public access)	Amend	Amend clause 1, to include and additional sub-clause for private property as a matter where it is appropriate to restrict public access.	Public access over private property is only at the landowner's permission and the District Plan must not compel public access. There is no general right of public access across private land. (Refer to the original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Federated Farmers of New Zealand	410	46	EW - Earthworks	EW-O1 (Earthworks)	Support	Amend so that "minimises adverse effects" is replaced with "avoids, remedies or mitigates adverse effects".	The objective must be consistent with Section 5(2)(c) of the RMA which directs that adverse effects on the environment are to be avoided, remedied or mitigated.
Federated Farmers of New Zealand	410	47	EW - Earthworks	EW-O1 (Earthworks)	Support	Retain clause 1 of the objective as notified	Will enable farming earthworks to be carried out in the rural zones.
Federated Farmers of New Zealand	410	48	EW - Earthworks	EW-R4 (Earthworks for maintaining or constructing farming tracks)	Support	Seeks that permitted activity status of farm tracks is retained (inferred - refer to original submission).	Farm tracks are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farmland must be enabled by permitted status, otherwise farmers will be forced to compromise their safety.
Federated Farmers of New Zealand	410	49	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Oppose in part	Seeks that farming earthworks are considered appropriate for flood hazard overlay areas, because they enable farming land use to occur and are low-risk compared to urban land uses and earthworks.	It is unclear how much rural zoned land is within the flood hazard overlays. Primary production is an appropriate activity within a flood area and must not be restricted by earthworks standards that are intended for urban zones. (refer to original submission for full reasons).
Federated Farmers of New Zealand	410	50	EW - Earthworks	EW-S1 (Area of earthworks)	Support in part	Amend to increase the earthworks area limit for rural zones to 2,000m2 per 12 months.	To enable normal farming activities.
Federated Farmers of New Zealand	410	51	EW - Earthworks	EW-S6 (Earthworks for farming tracks)	Support	Seeks that the standard for farming tracks does not have a volume lime	Federated Farmers supports farm tracks not being limited by a volume, because of the narrow elongated form of tracking earthworks a volume limit is quickly consumed but would not cause the level of adverse effects on amenity nor sedimentation that a more expansive consolidated area of earthworks would.
Federated Farmers of New Zealand	410	52	EW - Earthworks	EW-S6 (Earthworks for farming tracks)	Oppose in part	Amend to increase the cut-fill face limit to 3.5m.	The cut-fill face limit needs to be practical to enable tracks on steep hillsides which is where safe passage is most needed for farm vehicles.
Federated Farmers of New Zealand	410	53	EW - Earthworks	EW-S9 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose in part	Seeks that the standard is amended to provide a higher area threshold for farming activities than the $50m^2$ area limit (inferred - refer to original submission)	The area limit of $50m^2$ is much too small for normal farming activities to occur within that area. (Refer to original submission for full reasons).
Federated Farmers of New Zealand	410	54	Definitions	Earthworks	Support	Retain definition as notified	This definition is consistent with the National Planning Standards, and the exclusion of cultivation and fence post holes
Federated Farmers of New Zealand	410	55	NOISE - Noise	Noise chapter	Support	Retain note (i), relating to exemption from noise rules and standards for rural vehicles and machinery used on a seasonal or intermittent in the Rural Zones, as notified	Reasons given not specific to this relief, see original submission
Federated Farmers of New Zealand	410	56	SUB - Subdivision	New policy	Oppose (requesting new provision)	Add new policy as follows: "Compensation will be payable for esplanades reserves and strips vested in accordance with Section 237E and 237F of the RMA, unless agreed otherwise."	Compensation is payable under Sections 237E.2 and 237F of the RMA. Landowners should not be compelled to gift land without compensation.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Federated Farmers of New Zealand	410	57	SUB - Subdivision	SUB-P8 (Esplanade requirements)	Support in part	Seeks that additional circumstances where esplanade reserves/strips may be waived are included in SUB-P8 being for where public access will not be safe due to the adjoining land use or other factors like dangerous terrain, or where the Council does not have the financial resources to pay compensation required by RMA Sections 237E.2 and 237F, or where the subdivision is a boundary adjustment.	That additional clauses are included for safety, practicality or financial reasons. Boundary adjustment subdivision should also not trigger the requirement to provide an esplanade.
York Bay Residents' Association	411	1	Maps - Zoning / Residential	Medium Density Residential Zone - Eastern Bays	Oppose in part	Seeks amendments to exclude any of the Eastern Bays and Eastbourne from provisions for medium density housing, or Seeks that at least the following York Bay properties are excluded from provisions for medium density housing: - 303, 305, 307A and 307 Marine Drive, and 1, 2, 3, 4, 6 and 8 Taungata Road, due to being within the Tsunami Hazard Overlay - 5A, 7, 11, 13 and 15 Kaitawa Road, and 2/22 Taungata Road, due to being within the Slope Assessment Overlay (Refer to original submission)	A number or all the properties are quite unsuited to such development Increases exposure to risk in Tsunami Hazard Overlay 5A, 7, 11, 13 and 15 Kaitawa Road, and 2/22 Taungata Road, are steep and unsuitable for development. It is an anomaly of PC56 that they are not currently zoned general residential Limited infrastructure capacity (water and roads) to support densification Should avoid further development in areas with coastal hazards (Refer to original submission for full reasons),
TTL Trust	412	1	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay, Flood Hazard Overlay, Liquefaction Hazard Overlay - 18 Saulbrey Grove, Woburn	Oppose in part	Remove Natural Hazard Overlays from 18 Saulbrey Grove(inferred - refer to original submission)	Land has high resilience to seismic activity, no damage to land and property from previous significant earthquakes. No liquefaction occurred. Land topography, stability - not subject to subsidence No occurrence of sea inundation No known occurrence of natural hazards damage to surrounding properties. Impact on insurance cover and premiums
Out of Home Media Association of Aotearoa	413	1	SIGN - Signs	SIGN-O1 (Signs)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	2	SIGN - Signs	SIGN-P1 (Signs provided for)	Amend	Amend policy as follows: "Provide for signs where: ... 4. They ~~do not result in~~ minimise visual clutter, ... "	The direction that signs do not result in visual clutter, could be interpreted in 'pass/fail' terms. The avoidance of visual clutter is not realistic, necessary or appropriate in every instance. (refer to the original submission for full reasons).
Out of Home Media Association of Aotearoa	413	3	SIGN - Signs	SIGN-P3 (Third-party advertising signs)	Amend	Amend policy as follows: "Manage the effects of third-party advertising signs to be consistent with the purpose, character, and amenity values of the zone in which they are located, and: ... 4. ~~Do not result in~~ Manage visual clutter and other adverse cumulative effects."	To ensure that it seeks to manage the effects of visual clutter, rather than to avoid such effects. (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Out of Home Media Association of Aotearoa	413	4	SIGN - Signs	SIGN-P4 (Digital and illuminated signs)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	5	SIGN - Signs	SIGN-P5 (Signs on heritage buildings or heritage structures or in heritage areas)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	6	SIGN - Signs	SIGN-P6 (Impacts of signs on the transport network)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	7a	SIGN - Signs	SIGN-R2 (Third-party advertising signs)	Support	Retain the permitted activity status for third-party advertising signs in the following zones: • City Centre Zone • Metropolitan Centre Zone • Local Centre Zone • Neighbourhood Centre Zone • Industrial Zones • Sport and Active Recreation Zone • Hospital Zone • Marae Zone • Quarry Zone • Tertiary Education Zone (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	7b	SIGN - Signs	SIGN-R2 (Third-party advertising signs)	Amend	Amend rule to apply a Discretionary activity status to 'third-party advertising signs' in the Mixed Use Zone.	The eclectic nature of the Mixed Use zone, and the intended flexibility of the zone to adapt to a wide range of uses and forms of development, third-party advertising signs will not be inherently inconsistent elements in all locations within the Mixed Use Zone. (Refer to the original submission for full reasons).
Out of Home Media Association of Aotearoa	413	8	SIGN - Signs	SIGN-R3 (Digital signs)	Support in part	Retain rule, (conditional - refer to original submission)	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	9	SIGN - Signs	SIGN-R3 (Digital signs)	Amend	Amend rule to provide for digital signs in the Mixed Use zone as a Restricted Discretionary activity.	The matters of discretion that are proposed for Restricted Discretionary activity digital signs are comprehensive, and will enable a robust assessment (and discretion to decline a consent) of the effects of a digital sign in relation to the amenity and character of the surrounding area, among other matters. (Refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Out of Home Media Association of Aotearoa	413	10	SIGN - Signs	SIGN-R3 (Digital signs)	Amend	Amend clause 1(a) of the rule as follows: "1. Activity status: Restricted discretionary Where: a. The sign: ... vii. Displays images for a minimum of ~~35~~ 30 seconds before transitioning to the next when visible from a road with a speed limit of 80km/h or more, and viii. In any other case, displays images for at least ~~15~~ 8 seconds before transitioning to the next, ..."	90% of digital billboards in an urban context in New Zealand operate with an 8 second dwell time, without any recorded accidents. New Zealand trials indicate no situations where road user behaviours have been adversely affected by billboards with 8 second dwell times and 0,5 second transitions. (refer to original submission for full reasons)
Out of Home Media Association of Aotearoa	413	11	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Amend clause 1(b) of the rule as follows: "1. Activity status: Restricted discretionary Where: ... b. Transitions between images take between 0.1 seconds and 0.5 seconds by way of a cross-dissolve, without flashing, blinking, fading, ~~dissolving,~~ or wiping "	The wording of the standard precludes the use of 'dissolves' between images, which is the terminology for the type of transition used on most digital billboards in New Zealand. (Refer to original submission for full reasons).
Out of Home Media Association of Aotearoa	413	12	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Amend clause 1(d) of the rule as follows: "1. Activity status: Restricted discretionary Where: .... d. illuminatuon of the sign: .... ~~iii. Does not alter the average illuminance of any two successive images by more than 30%.~~"	The change in luminance is dependent on the content displayed, and Billboard operators do not regulate the content and colouring of messages relative to another party's message. (refer to original submission for full reasons).
Out of Home Media Association of Aotearoa	413	13	SIGN - Signs	SIGN-R3 (Digital signs)	Amend	Amend the matters of discretion of the rule as follows: "Matters of discretion are restricted to: ... ~~3. Whether the sign will be used for third-party advertising.~~ ..."	This matter of discretion does not correspond with any other provision, requires a "yes or no" response, and it is not clear what the consequence is for either response (refer to original submission for full reasons).
Out of Home Media Association of Aotearoa	413	14	SIGN - Signs	SIGN-R3 (Digital signs)	Amend	Amend clause 2 of the rule as follows: "2. Activity status: ~~Non-complying~~ Discretionary Where: a. Compliance is not achieved with SIGN-R3.1"	A discretionary activity status is more appropriate because as the requirements of SIGN-S10 are not a "bottom line" that needs protection. SIGN-P4 is not an avoid type policy, and not appropriate to implement by a non-complying activity status. (refer to original submission for full reasons).
Out of Home Media Association of Aotearoa	413	15	SIGN - Signs	SIGN-S1 (Area of a sign)	Support	Retain standard as notified	In the event that a sign will exceed the permitted area, a resource consent can be sought as a Restricted Discretionary activity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Out of Home Media Association of Aotearoa	413	16	SIGN - Signs	SIGN-S2 (Combined area of signs per site)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	17	SIGN - Signs	SIGN-S3 (Number of signs per site)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	18	SIGN - Signs	SIGN-S4 (Height of freestanding of signs)	Amend	Amend clauses 2 and 3 of the standard as follows: "2. A freestanding sign must not exceed 10 metres in height~~, or the highest point of the highest building on site, whichever is the lower.~~ ~~3. Where there is no building, must not exceed 6 metres in height.~~"	To better provide for the nature and scale of freestanding signs, while continuing to manage the effects of taller sign structures. (refer to original submission for full reasons).
Out of Home Media Association of Aotearoa	413	19	SIGN - Signs	SIGN-S5 (Height and placement of signs attached to buildings, structures and verandahs)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Out of Home Media Association of Aotearoa	413	20	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Support	Retain standard (conditional - refer to original submission for details)	Agrees that standards that seek to manage signage to ensure the safety of users of the transport network are important. (refer to original submission for full reasons).
Out of Home Media Association of Aotearoa	413	21	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Oppose	Amend to delete clause 4(b)	To avoid unworkable requirements. (Refer to original submission for full reasons)
Out of Home Media Association of Aotearoa	413	22	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Oppose	Amend clause 6 of the standard as follows: "6. The primary message of ~~S~~signs within 10 metres of a legal road or visible from any state highway must comply with the following minimum lettering heights: ..."	To avoid unworkable requirements. (Refer original submission for full reasons)
Out of Home Media Association of Aotearoa	413	23	SIGN - Signs	SIGN-S9 (Sign illumination)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Powerco Limited	414	1	Definitions	Cabinet	Support	Retain definition as notified	Supports the inclusion of gas distribution enclosures in this definition and the clarity which it provides
Powerco Limited	414	2	Definitions	Infrastructure	Support in part	Amend definition as follows: "... a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, biogas, or geothermal energy: ..."	Supports the definition as it includes reference to gas distribution Seeks a slight amendment, to include reference to biogas - Powerco is investigating the use of biogas in its gas distribution network

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	3	Definitions	Network utility operator	Support in part	Amend definition as follows: "... a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, biogas, or geothermal energy; or..."	Supports the definition as it includes reference to gas distribution Seeks a slight amendment, to include reference to biogas - Powerco is investigating the use of biogas in its gas distribution network
Powerco Limited	414	4	Definitions	Operational need	Support	Retain definition as notified	National planning standards definition
Powerco Limited	414	5	Definitions	Regionally significant infrastructure	Support	Retain definition as notified	Supports the alignment of this definition with the Wellington RPS and the clarity it provides.
Powerco Limited	414	6	Definitions	Upgrading	Support	Retain definition as notified	Supports the clarity it provides
Powerco Limited	414	7	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Support	Retain objective as notified	Supports the clarity it provides
Powerco Limited	414	8	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain objective as notified	Supports the clarity it provides
Powerco Limited	414	9	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain objective as notified	Supports the clarity it provides
Powerco Limited	414	10	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	11	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	12	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	13	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	14	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain policy as notified	Supports the clarity it provides

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	15	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Oppose in part	Amend policy as follows: "... 2. Recognising that co-location of infrastructure, shared use of infrastructure corridors and undergrounding of infrastructure may, where practicable, provide opportunities for avoiding and minimising adverse effects, 3. Where significant adverse effects cannot be avoided due to the functional needs and operational needs of the infrastructure to be in that location, then the extent to which those adverse effects are minimised by the infrastructure design or operation, ..."	It is not always practicable or economically viable to underground infrastructure, particularly where existing infrastructure is overhead 'adverse effects' is unduly restrictive, as it could have wide application. Any activity, including permitted activities, could potentially generate adverse effects.
Powerco Limited	414	16	INF - Infrastructure	INF-P7 (Upgrading and developing the transport network)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	17	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	18	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	19	INF - Infrastructure	INF-P11 (Upgrading and developing infrastructure in coastal natural character areas)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	20	INF - Infrastructure	INF-P12 (Upgrading and developing infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	21	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Support	Retain policy as notified	Supports the clarity it provides

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	22	INF - Infrastructure	INF-P14 (Upgrading and developing infrastructure in the Active Street Frontage Overlay)	Oppose in part	Amend policy as follows: "... ~~4 It is consistent with the urban design outcomes for the zone or precinct in which it is located.~~..."	Powerco gas infrastructure, particularly customer connections, already exist within the Active Street Frontage Overlay areas. Adopting the urban design outcomes for the zone or precinct requires a subjective assessment to be undertaken. Building standards for Active Frontages (e.g. MCZ-S4) requires buildings to be built to the full width of the frontage, which doesn't leave a secondary façade that gas customer connections can be mounted on (i.e. it has to be mounted on the building frontage). Other provisions of policy sufficient.
Powerco Limited	414	23	INF - Infrastructure	Rules introduction	Support	Retain as notified	Provides clarity with respect to the application of rules applicable to infrastructure throughout the PDP
Powerco Limited	414	24	INF - Infrastructure	Rules tables	Oppose in part	Seeks that the rule tables are amended so that each zone is clearly identified in the rule.	The current rules table in the e-plan is inefficient and difficult to navigate, particularly as the header row moves as your scroll down the rule table. INF-S4 or the Network Utilities Chapter in the Proposed New Plymouth District Plan are examples where zones are clearly displayed in relation to the requirements to which they apply.
Powerco Limited	414	25	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support	Retain rule as notified	Existing network utilities need to be operated, maintained, replaced and removed as required
Powerco Limited	414	26	INF - Infrastructure	INF-R3 (Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV)	Oppose in part	Amend INF-R3 as follows: "Upgrading of infrastructure, excluding transport network infrastructure, ~~and~~ gas ~~and~~ transmission pipelines and electricity transmission lines over 110kV."	Wording could be interpreted as applying to gas distribution networks. The wording should be altered to ensure it only excludes to gas transmission and electricity transmission
Powerco Limited	414	27	INF - Infrastructure	INF-R4 (New vehicle access tracks and extensions to existing vehicle access tracks ancillary to infrastructure)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	28	INF - Infrastructure	INF-R5 (Temporary infrastructure and temporary electricity generators and self-contained power units to supply existing infrastructure)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	29	INF - Infrastructure	INF-R7 (New cabinets (not regulated by the NESTF)	Oppose in part	Amend activity status under this rule as follows: Active Street Frontage Overlay: "~~RDIS~~ PER"	Powerco already has gas infrastructure located within the Active Street Frontage Overlay areas. Refer to reasons given for submission point 414.22

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	30	INF - Infrastructure	INF-R8 (New infrastructure located within existing buildings)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	31	INF - Infrastructure	INF-R9 (New underground pipelines, including electricity and gas distribution and three waters, excluding electricity and gas transmission)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	32	INF - Infrastructure	INF-R10 (New underground structures other than pipelines)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	33	INF - Infrastructure	INF-R25 (Infrastructure not otherwise provided for or subject to any other rule in chapter)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	34	INF - Infrastructure	Assessment matters for Restricted Discretionary Activities	Support	Retain as notified	Supports the clarity it provides
Powerco Limited	414	35	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Support	Retain standard as notified	The requirements are appropriate
Powerco Limited	414	36	INF - Infrastructure	INF-S3 (Underground infrastructure)	Support	Retain standard as notified	The requirements are appropriate
Powerco Limited	414	37a	INF - Infrastructure	INF-S4 (Cabinets located within road reserve or the rail corridor)	Oppose in part	Amend standard to insert new row for Active Street Frontage Overlay: "Active Street Frontage Overlay: 1. The cabinet must not exceed a maximum height above ground level of 1.5m. 2. The cabinet must not exceed a maximum area of 1m2."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	37b	INF - Infrastructure	INF-S4 (Cabinets located within road reserve or the rail corridor)	Oppose in part	Amend matters of discretion for the standard as follows: "Matters of discretion if the standard is breached: ... ~~2. Adverse effects on the attractiveness of active transport environments.~~ ... 4. Where practicable measures to mitigate the bulk and scale of the structure including screening, colour and finish treatment, landscape screening, viewing distances, and the location of support structures. ..."	The attractiveness of active transport environments, is very subjective, has the potential to conflict with the general right Powerco has to locate equipment within road corridors under the Gas Act 1992. Deletion of point 2 will not preclude consideration of effects on transport environments - covered by point 3. Point 4 needs to be qualified as mitigation measures like landscape screening can impact the operational requirements of utilities.
Powerco Limited	414	38	INF - Infrastructure	INF-S5 (Cabinets not located within road reserve or the rail corridor)	Support	Retain standard as notified	The requirements are appropriate
Powerco Limited	414	39	INF - Infrastructure	INF-S11 (Temporary Infrastructure - Duration)	Support	Retain standard as notified	The duration stated for temporary infrastructure and requirement of removal is appropriate
Powerco Limited	414	40	INF - Infrastructure	INF-S14 (Buildings and structures, other than cabinets or support structures)	Support	Retain standard as notified	The requirements are appropriate
Powerco Limited	414	41	INF - Infrastructure	Table 1: Street trees specifications	Oppose in part	Amend table as follows: Horizontal setback distances from underground infrastructure: "<600mm: ~~0.50~~ 1.5 600+mm: ~~1.5~~ 3"	The minimum horizontal setback distances are inadequate to reasonably protect underground services from tree-root damage and will also increase costs associated with installing or accessing underground assets
Powerco Limited	414	42	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Oppose in part	Amend standard as follows: "... 3. Earthworks must not be located within 1.0m of the site boundary, measured on a horizontal plane except where the site boundary separates adjoining sites which are both within the area of land subject to the proposed works, or where earthworks are within the road corridor. ..."	Corridor managers often require Network utilities located within the road to be situated close to the property boundary. This means that earthworks will be undertaken by Network Utility operators within 1m of site boundaries on a regular basis. These types of minor works should not require a resource consent

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	43	INF - Infrastructure	INF-S17 (Earthworks – Area limit, including trenching)	Support	Retain standard as notified	The requirements are appropriate
Powerco Limited	414	44	INF - Infrastructure	INF-S18 (Earthworks and vegetation removal – Reinstatement)	Support	Retain standard as notified	It is appropriate that earthworks / vegetation removal areas are reinstated as soon as practicable.
Powerco Limited	414	45	INF - Infrastructure	INF-S19 (Earthworks – In relation to Sites and Areas of Significance to Māori)	Oppose in part	Amend standard as follows: "... 2. The earthworks must be located directly above existing underground infrastructure, except where the earthworks are undertaken within formed roads."	Generally supports this standard, however an exception needs to be made for earthworks undertaken within formed roads. Some of the SASM areas are quite large and cover significant assets
Powerco Limited	414	46	PINF - Protection of infrastructure	PINF-O1 (Adverse effects on infrastructure)	Support	Retain objective as notified	Supports the clarity it provides
Powerco Limited	414	47	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	48	PINF - Protection of infrastructure	PINF-R2 (Building and structures, including additions and alterations to existing buildings and structures, within the Gas Transmission Pipeline Corridor)	Oppose in part	Amend rule as follows: "1. Activity status: Restricted discretionary Where: Located within the Gas Transmission Pipeline Corridor, excluding gas distribution buildings and structures."	This rule applies to all buildings and structures within 15m of a gas transmission pipeline or transmission station. Powerco takes supply from First Gas and has an aboveground station at Belmont. Powerco seeks to ensure that we are not unduly restrained on our site
Powerco Limited	414	49	HH - Historical Heritage	HH-R2 (Alterations and additions to heritage buildings, heritage structures, and buildings and structures in heritage areas)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: For heritage buildings, heritage structures, or contributing buildings or structures: ... ii. The alteration is: 1. For a customer connection or gas connection that does not involve the alteration of the street-facing elevation of the building or structure, or 2. To remove a customer connection or gas connection from the building or structure provided that maintenance and repair is undertaken to the part of the building or structure where the customer or gas connection was removed.	This rule applies solely to customer connection lines related to telecommunications and does not encompass gas distribution pipelines. As gas distribution pipelines are not currently defined as customer connection line, the scope of the rule should be expanded to include gas connections as well.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Powerco Limited	414	50	HH - Historical Heritage	HH-R7 (New buildings and structures in heritage areas)	Support	Retain rule as notified	Supports the clarity it provides
Powerco Limited	414	51	TREE - Notable Trees	TREE-R3 (Activities within the root protection area or dripline of notable trees)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: .... c. The activity does not involve the construction or addition of a structure, excluding underground pipelines where the works are supervised by supervised by an arborist and any excavation is undertaken by hand-digging, air or hydro excavation or installed by directional drilling, and"	Concerned with restrictions on activities within the root protection area and driplines of notable trees, particularly where these are located within the road corridor. With arborist oversight and appropriate excavation or installation techniques, underground services can be installed without adversely affecting the health of the tree
Powerco Limited	414	52	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Oppose in part	Amend rule as follows: "2. Activity status: Permitted Where: ... b. The indigenous vegetation removal is: ... vii. To establish, maintain, operate, repair or decommission existing infrastructure, or ..."	Residential zoning within the PDP is extensive and this zoning applies to legal road where Powerco installs the majority of its network. Refer to original submission for full reasons.
Powerco Limited	414	53	SUB - Subdivision	SUB-P9 (Subdivision for infrastructure)	Support	Retain policy as notified	Supports the clarity it provides
Powerco Limited	414	54	SUB - Subdivision	SUB-R5 (Subdivision that creates a new allotment for infrastructure)	Support	Retain rule as notified	Supports subdivision being a controlled activity for infrastructure
Wellington Electricity	415	1	Definitions	Building	Support in part	Amend definition to add the following text: "For the purposes of this Plan, “building” does not include network utility structures, such as cabinets, equipment enclosures, transformers, or similar infrastructure used for the provision of electricity, telecommunications, or other utilities, where these are managed under the infrastructure provisions of this Plan."	Although "cabinets" are separately defined, there is no exclusion from this definition. Interpretation risk that cabinets might inadvertently trigger zone-based rules relating to buildings.
Wellington Electricity	415	2	Definitions	Temporary activity	Support in part	Seeks that the definition is amended to include mobile electricity generators used during planned or unplanned outages, maintenance works, and network upgrades, with reference to their temporary nature and limited on-site duration	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Electricity	415	3a	Definitions	Upgrading	Support in part	Seeks definition is amended to include exclusion for "minor upgrading" (inferred - refer to original submission), or accept relief requested in submission point 415.9c	Overly restricts common and low-impact works like reconductoring and minor pole height adjustments
Wellington Electricity	415	3b	Definitions	New definition - Minor upgrading	Oppose (requesting new provision)	Seeks a clear and practical definition is added for "minor upgrading", or accept relief requested in submission point 415.9d	Overly restricts common and low-impact works like reconductoring and minor pole height adjustments
Wellington Electricity	415	4	REG - Renewable Electricity Generation	New policy - Connection and integration with electricity infrastructure	Oppose (requesting new provision)	Add a new policy: "REG-Px - Connection and integration with electricity infrastructure 1. Integration of renewable electricity generation must occur in a manner that aligns with the technical and operational capacity of the electricity distribution network. 2. Connection is subject to assessment and approval under Part 6 of the Electricity Industry Participation Code 2010, including compliance with safety, voltage stability, and load management requirements."	To ensure the Plan acknowledges the technical and operational limitations of the electricity distribution network when integrating distributed renewable energy generation.
Wellington Electricity	415	5	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Support in part	Amend policy to include the following clause at the end: "Enable development within or near infrastructure corridors where: a. Safe separation distances are maintained in accordance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001); b. Access to infrastructure assets for operation, inspection, maintenance and upgrades is retained; c. Effects on the operation, resilience or integrity of the infrastructure can be avoided, remedied or mitigated through design, layout or built form; and d. The infrastructure owner has been consulted and supports the development approach."	Ensures the policy remains enabling while continuing to protect infrastructure integrity and safety. Protection is essential, but the policy may be too rigid around development near key corridors.
Wellington Electricity	415	6	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support in part	Amend rule to include the following additional clause: "This rule includes routine minor upgrading activities such as reconductoring of existing lines, replacement or strengthening of poles and cross-arms, and the installation of pole-mounted equipment (such as switches, fuses, or communications devices), where the effects are no greater than those of the existing infrastructure and the works comply with relevant safety and engineering standards."	To reinstate the flexibility previously provided under the "minor upgrading" rule and ensures that essential, low-impact upgrade activities remain permitted

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Electricity	415	7a	INF - Infrastructure	INF-S17 (Earthworks – Area limit, including trenching)	Oppose in part	Amend standard to include an exemption as follows: "Exemption: This standard does not apply to trenching works located within the road reserve or designated infrastructure corridors, where the works are associated with a network utility service and: a) The works are temporary in nature and reinstated within 10 working days; b) The works comply with the Electricity (Safety) Regulations 2010; c) The works are managed under a certified Construction Management Plan, Traffic Management Plan, and Earthworks Management Plan prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (Greater Wellington Regional Council, 2019); and d) The works do not result in longterm land disturbance or permanent modification to surface conditions beyond reinstatement to pre-existing conditions.", or accept the relief requested in submission point 415.7b	The cumulative are thresholds for trenching are too low, and do not account for the linear nature of electricity infrastructure, where trenching often exceeds 250 metres in a single project. Nor do they consider the temporary and reinstated nature of these works, or the fact that they are typically carried out within road reserves already subject to engineering and safety oversight. Requested relief would better reflect the operational realities of infrastructure delivery where effects are temporary, managed, and reinstated.
Wellington Electricity	415	7b	INF - Infrastructure	INF-S17 (Earthworks – Area limit, including trenching)	Oppose in part	Seeks that the area thresholds for trenching be significantly increased (e.g. . to 1,000 m^2 per 12 months or based on linear trench length), or accept the relief requested in submission point 415.7a	The cumulative are thresholds for trenching are too low, and do not account for the linear nature of electricity infrastructure, where trenching often exceeds 250 metres in a single project. Nor do they consider the temporary and reinstated nature of these works, or the fact that they are typically carried out within road reserves already subject to engineering and safety oversight. Requested relief would better reflect the operational realities of infrastructure delivery where effects are temporary, managed, and reinstated.

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Wellington Electricity	415	8	INF - Infrastructure	INF-S19 (Earthworks – In relation to Sites and Areas of Significance to Māori)	Oppose in part	Seeks that the standard be amended to include the following exemption: "Exemption This standard does not apply to trenching works associated with electricity distribution infrastructure where the works: 1. Are for the purpose of installing, maintaining, or upgrading underground electricity cables; 2. Are temporary and linear in nature, and reinstated within 10 working days of completion; 3. Are managed under a certified Earthworks Management Plan and Construction Management Plan, prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (Greater Wellington Regional Council, 2019); and 4. Are undertaken in accordance with an Accidental Discovery Protocol (ADP)."	The current thresholds are too restrictive and do not reflect the operational needs of infrastructure providers, would effectively require consent for most trenching or maintenance works, resulting in unnecessary delays. The requested rewording would enable minor, well-managed trenching to proceed without unnecessary consent requirements, while still maintaining cultural protection and environmental oversight. It is consistent with approaches in other district plans (such as Auckland's Unitary Plan)
Wellington Electricity	415	9a	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Oppose in part	Seeks that clause 1 of the standard is replaced with the following: "1. The replacement, realignment or relocation of a line, any pipe (excluding a gas transmission pipeline), support structure, conductor, cross arm, switch, transformer or ancillary structure must be within 10 metres of the existing alignment or location." or accept relief requested in submission point 415.9d	Reasons given not specific to this relief, see original submission
Wellington Electricity	415	9b	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Support in part	Retain clauses 2 to 12 of the standard as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Electricity	415	9c	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Oppose in part	Seeks that the standard is amended to add the following clauses: "13. Permitted upgrading includes reconductoring of existing lines, pole strengthening, and the installation of new pole-mounted equipment such as switches or transformers, provided the works are visually integrated with the support structure and do not materially increase visual dominance. 14. Upgrading works located within the road reserve are permitted where operational and safety requirements necessitate the changes, and where the effects are no greater than those of the existing infrastructure." or accept relief requested in submission point 415.9d	Reasons given not specific to this relief, see original submission
Wellington Electricity	415	9d	INF - Infrastructure	None specific	Amend	Seeks reinstatement of the "minor upgrading" rule framework used in the Operative District Plan which permitted routine, low-impact infrastructure upgrades subject to effects-based thresholds and recognised engineering best practice	This approach provided a more enabling and practical consenting pathway for network maintenance and resilience.
David and Pauline Innes	416	1a	SUB - Subdivision	SUB-S1 (Allotment size)	Amend	Amend to increase the minimum lot size in the Rural Residential Zone to 2 hectares.	On the grounds of water and air pollution, electricity supply, road usage, rubbish collection and the rural character of the area. (Refer to original submission for full reasons)
David and Pauline Innes	416	1b	Maps - Zoning / Moves between categories	Rural Lifestyle zone	Oppose in part	Seek that the large parcels at the end of Moores Valley are rezoned General Rural.	Objects to the large parcels at the end of Moores Valley Road being zoned Rural Residential on the grounds on the effect on neighbouring properties, the effects on the road and streams, rural character of the area. (Refer to original submission for complete reasons).
David and Pauline Innes	416	2	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1 (Exotic vegetation removal)	Support	Seeks that the permitted activity status for removal of exotic vegetation in all zones is retained.	Reasons given not specific to this relief, see original submission
David and Pauline Innes	416	3	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Support	Seeks that the permitted activity status of indigenous vegetation removal in the rural zones is retained.	Reasons given not specific to this relief, see original submission
David and Pauline Innes	416	4	EW - Earthworks	EW-S1 (Area of earthworks)	Amend	Amend to increase the earthworks area limit for rural zones to 2,000m^2 per 12 months.	To enable normal farming activities.
David and Pauline Innes	416	5a	EW - Earthworks	EW-S6 (Earthworks for farming tracks)	Support in part	Seeks that the non-inclusion in the standard of volume limits for farming tracks is retained (inferred - refer to original submission)	Because of the narrow elongated form of tracking earthworks a volume limit is quickly consumed but would not cause the level of adverse effects on amenity nor sedimentation that a more expansive consolidated area of earthworks would.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
David and Pauline Innes	416	6	Definitions	Earthworks	Support	Retain definition as notified	Consistent with the National Planning Standards. Excludes cultivation and fence post holes.
David and Pauline Innes	416	7a	EW - Earthworks	EW-O1 (Earthworks)	Amend	Amend so that "minimises adverse effects" is replaced with "avoids, remedies or mitigates adverse effects".	Relief requested to be more consistent with section 4 of the RMA. (see original submission for full reasons).
David and Pauline Innes	416	8a	EW - Earthworks	EW-R4 (Earthworks for maintaining or constructing farming tracks)	Support	Seeks that the permitted activity status of farm tracks is retained.	Farm tracks are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farmland must be enabled by permitted status, otherwise farmers will be forced to compromise their safety.
David and Pauline Innes	416	8b	EW - Earthworks	EW-R4 (Earthworks for maintaining or constructing farming tracks)	Amend	Seeks that tracks associated with QEII covenants to be permitted along with all necessary work on those tracks and any replacement tracks that may be required in the situation where a track might be washed out or otherwise be inaccessible.	Reasons given not specific to this relief, see original submission
David and Pauline Innes	416	9	NOISE - Noise	Note on application of noise rules	Support	Retain note (i), relating to exemption from noise rules and standards for rural vehicles and machinery used on a seasonal or intermittent in the Rural Zones, as notified	Reasons given not specific to this relief, see original submission
David and Pauline Innes	416	10	Maps - Other	Highly Productive Land Overlay - 353 Moores Valley Road	Oppose in part	Remove the Highly Productive Land Overlay from 353 Moores Valley Road, Wainuiomata	Mapping this overlay is a role for the GWRC. The current methodology for determining the HPLO relies on data is not fit for purpose for the mapping of land within the district. The HPLO overlay for our property is fragmented and does not form a large meaningful area.
David and Pauline Innes	416	11	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 353 Moores Valley Road	Oppose in part	Remove the Slope Assessment Overlay from 353 Moores Valley Road, Wainuiomata	The inclusion of the overlay is inconsistent and inappropriate for the General Rural zone. (refer to the original submission for full reasons).
David and Pauline Innes	416	12a	PA - Public Access	PA-O1 (Maintenance and enhancement of public access)	Amend	Amend objective as follows: "Public access to and along rivers, lakes, and the coastal marine area is maintained and enhanced where appropriate, in a way that respects private property."	The District Plan must not override landowners right to grant or deny access over their private property. Refer to original submission for full reasons.
David and Pauline Innes	416	12b	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that the council communicates with the Walking Access Commission and removes the part of the Wainuiomata Centre Track from the database.	Reasons given not specific to this relief, see original submission
David and Pauline Innes	416	13	PA - Public Access	PA-P3 (Restriction of public access)	Support in part	Amend to include an additional sub-clause for clause (1) for private property as a matter where it is appropriate to restrict public access.	Public access over private property is only at the landowner's permission and the District Plan must not compel public access. (Refer to original submission for full reasons)
Waione Street Properties Ltd	417	1a	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that "38-44 Waione Street and the other Waione Street fronting properties" are removed from "Site and Areas of Significance for Māori - Hikoikoi Pā"	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities Potential conflicts of interest Modification of environment Onus of proof should fall on Council to much more precisely establish Pā location. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waione Street Properties Ltd	417	1b	Maps - SASMs	All SASMs	Oppose in part	Seeks that "all private properties" are removed "from being identified as a [Site and Area of Significance to Māori]"	To uphold the sanctity of private property rights
Waione Street Properties Ltd	417	2	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 38-44 Waione Street	Support	Retain General Industrial Zone for 38-44 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
David and Pauline Innes	417	5b	EW - Earthworks	EW-S6 (Earthworks for farming tracks)	Amend	Amend to increase the cut-fill face limit to 3.5m.	To enable safe tracking on steep hillsides that make up the terrain of the rural zones in Hutt District, the cut-fill face limit needs to be practical to enable tracks on steep hillsides which is where safe passage is most needed for farm vehicles.
David and Pauline Innes	417	7b	EW - Earthworks	EW-O1 (Earthworks)	Support	Retain clause 1 of the objective as notified (refer to original submission)	Will enable farming earthworks to be carried out in the rural zones
Michael William Norman Lee	418	1	SCHED6 - Sites and Areas of Significance to Māori	Entire schedule	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).
Michael William Norman Lee	418	1	SCHED6 - Sites and Areas of Significance to Māori	Whole schedule	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Nga Wahi (Recognition, protection and maintenance))	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).

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Michael William Norman Lee	418	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).
Michael William Norman Lee	418	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).

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Michael William Norman Lee	418	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	5	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 sites and Areas of Significance to Māori)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).
Michael William Norman Lee	418	5	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	6	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Michael William Norman Lee	418	6	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	7	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).
Michael William Norman Lee	418	7	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	8	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).

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Michael William Norman Lee	418	8	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	9	EW - Earthworks	EW-P10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).
Michael William Norman Lee	418	9	EW - Earthworks	EW-P10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	10	EW - Earthworks	EW-R10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).

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Michael William Norman Lee	418	10	EW - Earthworks	EW-R10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Michael William Norman Lee	418	11	EW - Earthworks	EW-S9 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Delete all aspects that affect private property untill such time as these aspects have specific evidence supporting them under statutory requiremens, along with ratification by a qualified legal expert who is approved by the majority of qualified respondents who have challenged the Proposed Plan.	Increased costs and delays to development of private property. Justification under Resource Management Act not evidenced. Areas identified are vague and arbitrary. Decrease in property values. No differentiation between development and redevelopment. Types of activities associated with significance of sites do not meet threshold of significance. Council's process is unfair and undemocratic (see original submission for full reasons).
Michael William Norman Lee	418	11	EW - Earthworks	EW-S9 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Seeks removal of all aspects of these provisions that affect private property until such time as these aspects have specific evidence supporting them under statutory requirements, along with ratification by a qualified legal expert who is approved by the majority of the qualified respondents who have challenged the Proposed Plan	Already high compliance costs for developing properties, this would increase with tangata whenua involvement Justification has not been evidenced Areas identified are vague and arbitrary Existing modification of sites, will diminish property values Lack of consultation, particularly with provisions taking immediate effect (Refer to original submission for full reasons)
Jackson Street Program	419	1	MCZ - Metropolitan Centre Zone	MCZ-R14 (Integrated retail activities)	Oppose in part	Unclear, refers to a rule that would provide for buildings up to 1000m^2 as a permitted activity, may be reference to MCZ-R14, opposition to permitted activity status inferred	Risks of malls impacting viability of heritage precinct, see original submission for full reasons
Jackson Street Program	419	2	MCZ - Metropolitan Centre Zone	MCZ-R15 (Retail activities not otherwise provided for)	Oppose in part	Unclear, refers to a rule that would provide for buildings up to 1000m^2 as a permitted activity, may be reference to MCZ-R15, opposition to permitted activity status inferred	Risks of malls impacting viability of heritage precinct, see original submission for full reasons
Jackson Street Program	419	3	MCZ - Metropolitan Centre Zone	Whole chapter	Support in part	Favours "complementary development of big box retail in the western end" of the Metropolitan Centre Zone	Considers "that complementary nature that we seek to preserve as a proven formula for the successful development of Petone. Allowing a crossover of boutique type stores would upset that well tuned balance between small and large scale retail operations that currently exists."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jackson Street Program	419	4	HH - Historical Heritage	Whole chapter	Multiple	Supports submission of Petone Historical Society [see submission 498]	Heritage Precinct has underpinned revival of Jackson Street, rare in New Zealand and the Hutt, retailers have created boutique retail and service experience, sunk investment, collaboration with council, inconsistent approach in selecting buildings, see original submission for full reasons.
Jackson Street Program	419	5	SCHED1 - Heritage Buildings and Structures	Whole chapter	Multiple	Supports submission of Petone Historical Society [see submission 498]	Heritage Precinct has underpinned revival of Jackson Street, rare in New Zealand and the Hutt, retailers have created boutique retail and service experience, sunk investment, collaboration with council, inconsistent approach in selecting buildings, see original submission for full reasons.
Jackson Street Program	419	6	SCHED2 - Heritage Areas	Whole chapter	Multiple	Supports submission of Petone Historical Society [see submission 498]	Heritage Precinct has underpinned revival of Jackson Street, rare in New Zealand and the Hutt, retailers have created boutique retail and service experience, sunk investment, collaboration with council, inconsistent approach in selecting buildings, see original submission for full reasons.
Jackson Street Program	419	7	Maps - Heritage	Jackson Street Heritage Area	Amend	Supports expansion of Jackson Street Heritage Area [inferred expanding eastern end to Cuba Street, this would affect 313, 315, 317, 325, 327, 329, 333, 337, 354, 358, 362-364, 374, and 376-378 Jackson Street]	Heritage Precinct has underpinned revival of Jackson Street, rare in New Zealand and the Hutt, retailers have created boutique retail and service experience, sunk investment, collaboration with council, inconsistent approach in selecting buildings, see original submission for full reasons.
Jackson Street Program	419	8	HH - Historical Heritage	HH-S1 (Height in heritage areas)	Amend	Seeks "relaxation of height limits in the Heritage Precinct from 10m to 15m-20m with the proviso that there is a sufficient set back that does not adversely impact the overall streetscape"	Reasons given not specific to this relief, see original submission
Jackson Street Program	419	9	Maps - Specific Height Control Overlay	Specific Height Control Overlay - 10m - where within Jackson Street Heritage Area	Amend	Seeks "relaxation of height limits in the Heritage Precinct from 10m to 15m-20m with the proviso that there is a sufficient set back that does not adversely impact the overall streetscape"	Reasons given not specific to this relief, see original submission
Matthew Love-Parata	420	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Matthew Love-Parata	420	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Owen and Jenny Symmans	421	1	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that Sites and Areas of significance to Māori are removed from all private property	Lack of consultation with property owners, Adequacy of evidence. Erosion of property rights should be paid for by Māori or the Council

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Water Limited	422	1	INF - Infrastructure	INF-O1, INF-O2, INF-O3	Support in part	Retain as notified	The objectives recognise the value of infrastructure, and that functional and operational infrastructure requirements should be recognised when considering the adverse effects of development.
Wellington Water Limited	422	2	INF - Infrastructure	New objective - protect infrastructure	Oppose (requesting new provision)	Add a new objective that seeks to protect infrastructure (particularly three waters infrastructure) from effects of third parties	It is important that three waters assets are protected from effects of third party activities, including reverse sensitivity effects. (Refer to original submission for full reasons and examples)
Wellington Water Limited	422	3	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support in part	Amend policy as follows: "Recognise the social, economic, cultural and environmental benefits that infrastructure provide, including: 1. Enabling maintenance and enhancement of the quality of life and standard of living for people and communities, 2. Providing for public health~~, and~~ safety, and resilience 3. Enabling businesses to function, 4. Enabling growth and development, 5. Enabling the transportation of freight, goods and people, 6. Providing a lifeline during emergencies, and 7. Enabling the effective, safe, secure and efficient transmission of electricity."	Generally supports this objective, but notes the policy does not recognise the maintenance of existing quality of life (as it only references enhancement). Infrastructure also provides benefits regarding resilience which should be recognised.
Wellington Water Limited	422	4	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Oppose in part	Delete policy, or amend as follows: Provide for infrastructure while appropriately avoiding, remedying or mitigating ~~Avoid, remedy, or mitigate the~~ adverse effects of infrastructure, ~~as far as practicable,~~ including effects on: 1. Natural and physical resources, 2. Amenity values, 3. Natural hazard and climate change risks, 4. Identified features and values within any specified overlay, 5. Any other matter of national importance, 6. The safe and efficient operation of other infrastructure, and 7. The health, well-being and safety of people and communities.	Queries the need for a specific policy that requires the effects to be managed The requirement to avoid, remedy or mitigate adverse effects “as far as practicable” potentially sets the more stringent obligation to manage effects for infrastructure than would apply to other activities.
Wellington Water Limited	422	5	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Oppose in part	Amend policy as follows: "Provide for new or upgraded infrastructure in natural hazard overlays where: ... 3. Increases in natural hazard risk in identified high natural hazard overlays (other than in High Flood Hazard Overlays) are avoided."	INF-P9-2 specifies that related buildings, structures or earthworks of are of a scale and design that do not significantly increase natural hazard risk in high flood overlays. WW seeks the proposed amendment to INF-P9-3, to ensure there is consistency between -2 and -3.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Water Limited	422	6	INF - Infrastructure	INF-P11 (Upgrading and developing infrastructure in coastal natural character areas)	Oppose in part	Amend policy as follows: "Provide for new or upgraded infrastructure in areas of High, Very High and Outstanding Coastal Natural Character where: 1. There is a functional need or operational need for the infrastructure to be in that location ~~and there are no practicable alternative locations or solutions~~, 2. Adverse effects on the identified values of the Outstanding Coastal Natural Character Area are avoided to the extent practicable, 3. Significant adverse effects on the identified values of the High and Very High Coastal Natural Character Areas are avoided to the extent practicable, and 4. Other adverse effects on coastal natural character are avoided, remedied, or mitigated.	Functional need and operational set a high bar for infrastructure to be located in these overlays, not clear why additional requirement of "no practicable alternative locations or solutions" New infrastructure may need to be located in overlays, and strict avoidance requirements may not always be able to be met, amendments proposed to enable pathway.
Wellington Water Limited	422	7	INF - Infrastructure	INF-P12 (Upgrading and developing infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes)	Oppose in part	Amend policy as follows: "Provide for new or upgraded infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes where: 1. There is a functional need or operational need for the infrastructure to be in that location ~~and there are no practicable alternative locations or solutions~~, 2. Adverse effects on the identified values of the Outstanding Natural Feature and Outstanding Natural Landscape where located in the Coastal Environment are avoided where practicable, 3. Significant adverse effects on the identified values of Outstanding Natural Feature and Outstanding Natural Landscape where located outside the Coastal Environment are avoided where practicable, and 4. Other adverse effects on Outstanding Natural Features and Outstanding Natural Landscapes are avoided, remedied or mitigated."	Refer to reasons given for submission point 422.6
Wellington Water Limited	422	8	INF - Infrastructure	INF-P14 (Upgrading and developing infrastructure in the Active Street Frontage Overlay)	Oppose in part	Amend policy as follows: "Provide for new or upgraded infrastructure in the Active Street Frontage Overlay where: ~~1. There is a functional need or operational need for the infrastructure to be in that location,~~ 2. Significant adverse effects on pedestrian amenity, comfort and safety, and visual amenity are avoided, 3. Other adverse effects are avoided, remedied, or mitigated, and 4. It is consistent with the urban design outcomes for the zone or precinct in which it is located.	Point 2 provides adequate protection for the active street frontage overlay area. Point 1 does not adequately recognise the importance of enabling infrastructure where it is required for three water service delivery

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Wellington Water Limited	422	9	INF - Infrastructure	INF-R2, INF-R3	Support in part	Seeks amendments to these rules to provide for upgrades that have the same effects as a repair or maintenance activities as a permitted activity. One option would be to include “minor upgrade” in INF-R2 where a minor upgrade has the same effect as maintenance or repair of three waters infrastructure.	When WW undertakes pipe repairs, this opportunity is sometimes used to install a larger capacity pipe to enable growth. Under the proposed district plan this is considered an upgrade rather than maintenance and would trigger the need for resource consent even where the effects of the upgrade are no different from a replacement. The additional consent requirements for upgrades under INF-R3 may restrict this ability to increase the capacity of the three waters network within the identified areas.
Wellington Water Limited	422	10	INF - Infrastructure	Rules	Support in part	Seeks amendments to rule table to provide an exception for its activities in relation to the zoning-related restrictions for INF rules (refer to original submission)	The requirements for earthworks differ depending on the zone. This is problematic for linear infrastructure, which can traverse multiple zones. This means that if an activity spans multiple zones, it becomes unclear which earthworks provision (or provisions) will apply.
Wellington Water Limited	422	11	INF - Infrastructure	INF-R3, INF-R4, INF-R5, INF-R6, INF-R9, INF-R10	Oppose in part	Amend activity statuses as in these rules as they appy to water assets as follows: - All NC activity status revised to DIS	Non-complying activities for these rules may apply to three water assets. We consider that this does not align with INF-O1, that the benefits of infrastructure should be recognised and provided for
Wellington Water Limited	422	12	THW - Three Waters	New objective - protecting the Waiwhetū aquifer	Oppose (requesting new provision)	Add new objective as follows: "<u>Protect the Waiwhetū aquifer from the adverse effects of urban development and adverse effects of existing infrastructure.</u>"	To ensure protection of the Aquifer, enabling the Council to seek information on potential source water risks through resource consent applications. Aligns with obligations under Water Services Act 2021 for Council to provide information on source protection to the water services regulator.
Wellington Water Limited	422	13	THW - Three Waters	THW-P1, THW-P2, THW-R1, THW-R2, THW-R4	Support in part	Seeks that references to the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0 should be updated to refer to Wellington Water Regional Standard for Water Services, December 2021, Version 3.1	The Wellington Water Regional Standard for Water Services, December 2021 have been updated.
Wellington Water Limited	422	14	NH - Natural Hazards	Introduction - Natural Hazard Overlay table	Support in part	Seeks that any reference to 1% AEP should inlcude reference to inclusion of climate change rather than sea level rise	Climate change is an umbrella term that covers sea level rise and rainfall. Both of these are considered when evaluating the 1% AEP, so it is more accurate to refer to climate change rather than sea level rise. Sea level rise is one component of climate change, but the equation also includes rainfall.
Wellington Water Limited	422	15	NH - Natural Hazards	Introduction - Natural Hazard Overlay table	Support	Seeks that the calcuations shown in the Natural Hazard Overlay table are retained as notified	The calculations for 1% AEP flood event + 1.59m sea level rise, reflects the effects of climate change and consequent hazard risk evaluations.
Wellington Water Limited	422	16	Definitions	New definition - Annual exceedance probability	Oppose (requesting new provision)	Add definition for "Annual exceedance probability": "<u>Annual Exceedance Probability (AEP) is the probability of a flood occurring in a single year.</u>"	The lack of a definition could lead to confusion for plan users

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Wellington Water Limited	422	17	HIZ - Heavy Industrial Zone	Whole chapter	Support	Retain as notified	The activities provided for in HIZ are less likely (than operative zoning) to result in reverse sensitivity effects on the Seaview Wastewater Treatment Plant
Wellington Water Limited	422	18	Designations	HCC-08, HCC-09, HCC-10, HCC-11, HCC-12, HCC-25, HCC-26, HCC-27, HCC-28, HCC-29, HCC-30, HCC-31, HCC-32, HCC-33, HCC-34, HCC-35, HCC-36, HCC-37, HCC-38, WRC-03, WRC-04, WRC-05, WRC-06, WRC-07, WRC-08	Support	Retain as notified	Supports the inclusion of new and rolled over designations for the assets Wellington Water operates on behalf of the Hutt City Council and Greater Wellington Regional Council.
Wellington Water Limited	422	19	EW - Earthworks	Introduction	Support	Seeks the retention of the statement that the provisions that relate to earthworks for infrastructure are contained in the Infrastructure chapter	Supports the Infrastructure chapter regulating earthworks for infrastructure activities as this is easier to follow for plan users
Susan Ewart	423	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays 4 Kaitawa Road, York Bay	Oppose	Amend Natural Hazards flood risk provision to exclude 4 Kaitawa Road, York Bay, from having a low, medium and high risk of flooding.	The Stream is located off the property, The Stream has never over flowed, Financial costs due to insurance premiums (refer to original submission for full reasons)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	1a	ECO - Ecosystems and Indigenous Biodiversity	New rule	Amend	Seeks that new activities within Significant Natural Resource Areas (listed in Appendix 1 of the submission)are at least classified as non-complying and where there is certainty that an activity would not be appropriate within those areas include a prohibited activity classification (see original submission for Appendix 1)	To fulfil Hutt City Council's obligations to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna under s6(c) of the RMA (refer to original submission for full reasons)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	1b	ECO - Ecosystems and Indigenous Biodiversity	All policies	Amend	Seeks to include policy direction to apply the RPS Policy 23 criteria when assesing consent applications for any activity that may affect indigenous biodiversity.	Giving effect to the RPS (see original submission for full reasons)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	1c	ECO - Ecosystems and Indigenous Biodiversity	Entire chapter	Amend	Seeks to include or amend policy and rules to ensure that areas meeting the RPS Policy 23 criteria are protected. This may include specific policy direction to avoid adverse effects such as fragmentation, loss of extent, connections and linkages between ecosystems or habitats of indigenous fauna or loss or reduction of rare or threatened indigenous species' populations or habitats.	Giving effect to the RPS (see original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2a	Definitions	New definition - keeping of goats	Amend	Seeks to introduce a new definition of Keeping of goats as follows: Means the keeping ot farming of one or more free-range domestic goats.	Feral goats are a major environmental issue within the rural area in Lower Hutt, particularly in relation to their impact on areas of indigenous vegetation zoned as Natural Open Space in the proposed Plan. For example, East Harbour Regional Park. Currently the proposed Plan is silent on the keeping of goats in Lower Hutt and this needs addressing. The Wellington and proposed Combined Wairarapa District Plans both manage the keeping of goats to protect biodiversity. Both plans have requirements for consent and a targeted fencing standard for goats.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2b	ECO - Ecosystems and Indigenous Biodiversity	Entire chapter	Amend	Seeks to introduce associated policy, rules and fencing standards in the rural environment or ECO and NOSZ to ensure that domestic goats are managed and do not contribute to the feral population in Lower Hutt. For example: ECO-PX Keeping of goats Restrict the keeping or farming of goats in rural zones and near Natural Open Space Zone to protect their natural values. ECO-RX Keeping of goats (rule based on proposed Combined Wairarapa District Plan ECO-R3) Activity status: Permitted Where: 1. All goats shall be contained within goat-proof fenced areas3 2. the site(s) on which the goats are kept is not located within 2km of the Natural Open Space Zone. Where compliance with 1 or 2 is not achieved the activity is RDIS. Matters of discretion to include effects on indigenous biodiversity. (Refer to original submission for further details on goat-proof fenced area)	Feral goats are a major environmental issue within the rural area in Lower Hutt, particularly in relation to their impact on areas of indigenous vegetation zoned as Natural Open Space in the proposed Plan. For example, East Harbour Regional Park. Currently the proposed Plan is silent on the keeping of goats in Lower Hutt and this needs addressing. The Wellington and proposed Combined Wairarapa District Plans both manage the keeping of goats to protect biodiversity. Both plans have requirements for consent and a targeted fencing standard for goats.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2c	Rural Zones	Entire chapters	Amend	Seeks to introduce associated policy, rules and fencing standards in the rural environment or ECO and NOSZ to ensure that domestic goats are managed and do not contribute to the feral population in Lower Hutt. For example: ECO-PX Keeping of goats Restrict the keeping or farming of goats in rural zones and near Natural Open Space Zone to protect their natural values. ECO-RX Keeping of goats (rule based on proposed Combined Wairarapa District Plan ECO-R3) Activity status: Permitted Where: 1. All goats shall be contained within goat-proof fenced areas3 2. the site(s) on which the goats are kept is not located within 2km of the Natural Open Space Zone. Where compliance with 1 or 2 is not achieved the activity is RDIS. Matters of discretion to include effects on indigenous biodiversity. (Refer to original submission for further details on goat-proof fenced area)	Feral goats are a major environmental issue within the rural area in Lower Hutt, particularly in relation to their impact on areas of indigenous vegetation zoned as Natural Open Space in the proposed Plan. For example, East Harbour Regional Park. Currently the proposed Plan is silent on the keeping of goats in Lower Hutt and this needs addressing. The Wellington and proposed Combined Wairarapa District Plans both manage the keeping of goats to protect biodiversity. Both plans have requirements for consent and a targeted fencing standard for goats.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	2d	NOSZ - Natural Open Space Zone	Entire chapters	Amend	Seeks to introduce associated policy, rules and fencing standards in the rural environment or ECO and NOSZ to ensure that domestic goats are managed and do not contribute to the feral population in Lower Hutt. For example: ECO-PX Keeping of goats Restrict the keeping or farming of goats in rural zones and near Natural Open Space Zone to protect their natural values. ECO-RX Keeping of goats (rule based on proposed Combined Wairarapa District Plan ECO-R3) Activity status: Permitted Where: 1. All goats shall be contained within goat-proof fenced areas3 2. the site(s) on which the goats are kept is not located within 2km of the Natural Open Space Zone. Where compliance with 1 or 2 is not achieved the activity is RDIS. Matters of discretion to include effects on indigenous biodiversity. (Refer to original submission for further details on goat-proof fenced area)	Feral goats are a major environmental issue within the rural area in Lower Hutt, particularly in relation to their impact on areas of indigenous vegetation zoned as Natural Open Space in the proposed Plan. For example, East Harbour Regional Park. Currently the proposed Plan is silent on the keeping of goats in Lower Hutt and this needs addressing. The Wellington and proposed Combined Wairarapa District Plans both manage the keeping of goats to protect biodiversity. Both plans have requirements for consent and a targeted fencing standard for goats.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	3	Definitions	Biodiversity offsetting	Support in part	Amend to include reference to the Appendix 3 of the NPSIB within the definition.	The definition is not consistent with that in the NPSIB

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Royal Forest and Bird Protection Society of New Zealand Inc.	424	4	Definitions	Coastal environment	Oppose	Seek amendment of definition to make it clearer for plan users: "Means, in relation to district council functions, the area where the extent and characteristics of land with natural character, where coastal processes (including coastal erosion), influences or qualities are significant in accordance with Policy 1 of the NZCPS and Policy 4 of the Wellington Regional Policy Statement, as identified on the planning maps as being located within the inland extent of the Coastal Environment."	The definition unclear and circular. The introduction in the CE chapter provides a better explanation which would improve the definition.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	5	Definitions	New definition - Habitats of indigenous fauna	Amend	Seek new definition for habitats of indigenous fauna: Means habitats, including those of exotic composition, that are home to indigenous fauna.	Section 6 of the RMA requires protection of indigenous vegetation AND habitats of indigenous fauna. Protecting indigenous vegetation does not protect habitats which may be exotic. The current focus of the provisions in the ECO chapter on indigenous vegetation fails to protect the habitats of indigenous fauna where this includes exotic vegetation.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	6	Definitions	Indigenous vegetation	Support	Retain as notified	It is appropriate to limit indigenous vegetation to that native to Lower Hutt. Some non-local indigenous plants are weeds in Lower Hutt e.g. karo Pittosporum crassifolium.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	7	Definitions	Rural environment	Oppose	Seek amendment for the definition to list all zones to which it applies.	This definition only states what the rural environment isn't. This definition is unhelpful for plan users and should be structured like the one for urban environments, listing which zones apply to it.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	8	CCSD - Strategic Direction - Climate Change and Natural Hazards	CCSD-O1 (Carbon Neutral)	Support in part	Retain with amendment: The urban form, ~~and~~ built development and carbon sequestering potential of indigenous biodiversity, including wetlands, in Lower Hutt supports the transition of the city to be carbon neutral by 2050.	We support the intention of this objective but it needs to also consider the natural environment, for example the protection of indigenous biodiversity across the district, in achieving carbon neutrality.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	9	INFSD - Strategic Direction - Infrastructure	INFSD-06 (Water sensitive design)	Support in part	Amend objective as follows: New development and redevelopment integrates water sensitive design to improve freshwater quality and avoid or mitigate the risks of flooding.	This strategic direction needs to consider redevelopment to give effect to the NPS-FM and Te Mana o te Wai.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	10	NESSD - Strategic Direction - Natural Environment	NESD-O1 (Te Awakairangi/Hutt River), NESD-O2 (Significant water bodies)	Oppose	Seeks either amendment to NESD-O1 and -O2 to provide for Te Mana o Te Wai and give effect to the NPS-FM or seek the drafting of a new objective to achieve this. For example, a new SD objective could read: "Te Mana o te Wai is at the forefront of all decision making on the management of freshwater."	We support the intention of protecting and restoring the Hutt River and significant water bodies, but these objectives fail to give effect to the NPS-FM by only focussing on a singular waterbody, or significant waterbodies. This ignores the Council's wider requirement to provide for Te Mana o Te Wai through integrated management ki uta ki tai from mountains to sea across the district at a strategic level. The strategic direction of this plan should recognise the interactions between fresh water, land, water bodies, ecosystems, and sensitive receiving environments. Water quality is not only threatened by future development; poor water quality has resulted from historic development and inadequate investment in infrastructure upgrades. The effects of which, need to be managed district-wide.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	11	NESSD - Strategic Direction - Natural Environment	NESD-O3 (Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity)	Support in part	Seeks amendment of the strategic objective to give effect to council's responsibilities and functions under the RMA as follows: Protect and enhance the natural character, natural features and landscapes, ecosystems, including wetlands, and indigenous biodiversity, indigenous vegetation and habitats of indigenous fauna of the city.	This objective protects and maintain biodiversity values, in accordance with s6, s31 of the RMA and the RPS. However, it needs to include wetlands as they include terrestrial vegetation and habitat values for which the district council had responsibilities under s6, s7 and functions under s31(1)(b)(iii) of the RMA.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	12	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support in part	Amend objective as follows: Urban development supports the creation of liveable, well-functioning urban environments that are: a. Safe and well-designed, b. Walkable and connected by public transport and sustainable travel choices, including micro-mobility modes, c. Serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development, d. Connected to open space and the natural environment, e. Ecologically sensitive and respectful of, integrated with, and representative of the city's indigenous ecosystems, vegetation and habitats, f. Close to employment opportunities,g.Resilient to the impacts of natural hazards and climate change, h. Respectful of, and integrated with, the city's historic heritage, and i. Adaptable over time and responsive to their evolving, more intensive surrounding context.	Support, but outcomes for Well-functioning Urban Environments should include indigenous vegetation. Clause e. should be redrafted to include greater direction on this.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	13	UDSD - Strategic Direction - Urban Form and Development	UDSD-O9 (City-Wide Network of Open Spaces)	Support in part	Amend as follows: A city-wide network of open spaces that are valued for their: a. Active and passive recreation and community uses, b. Cultural, heritage and natural values~~, and~~ c. Resilience role in emergencies, and d.Indigenous biodiversity, ecological connectivity and ecosystem services, is maintained and enhanced.	Support, but the City-Wide Network of Open Spaces are an opportunity to maintain and enhance indigenous biodiversity consistent with the NPS-IB and section 7 of the RMA, including through valuing their connectivity between habitats and ecosystems, and ecosystem services.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	14a	REG - Renewable Electricity Generation	Entire chapter	Multiple	Seeks amendments to address concerns regarding which chapters and rules apply to REG and to ensure that the CE and ECO chapters apply to REG activities.	REG activities are not excluded from consideration in the NZCPS. Concern that areas of indigenous vegetation and habitat are not expressly covered by the REG framework (refer to original submission for full reasons).
Royal Forest and Bird Protection Society of New Zealand Inc.	424	14b	REG - Renewable Electricity Generation	Introduction	Oppose in part	Seeks that the objectives of the relevant chapters, including Ecosystems and Indigenous Biodiversity, Natural Character, Natural Features and Landscapes, and Coastal Environment apply to all Renewable Electricity Generation provisions, and further clarity is provided in the wording including "most rules", as this is uncertain, and weighting of sections 6(a) and section 6(c) of the RMA (refer to original submission for further detail)	Activities provided for in this chapter are excluded from other rules in the plan. Oppose the wording “most rules” as this is uncertain. Need to be clear which rules. At a minimum the CE chapter needs to apply to this chapter as REG activities are not excluded from consideration in the NZCPS. The objectives and policies do not include direction for REG activities affecting indigenous vegetation and habitat and maintaining/improving environmental quality. While the NPS-IB does not apply development, operation, maintenance or upgrade of renewable electricity generation assets and activities and electricity transmission network assets and activities, sections 6(a) and section 6(c) of the Act are still relevant so these matters should be afforded greater weight in the REG policies. Areas of indigenous vegetation and habitat are not expressly covered by the REG framework.

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Royal Forest and Bird Protection Society of New Zealand Inc.	424	14c	REG - Renewable Electricity Generation	Introduction	Oppose in part	Seeks that if provisions of other chapters do not apply to Renewable Electricity Generation provisions, then amendment of objectives are made to give effect to matters of national significance under s6 of the RMA (refer to original submission for more detail).	Activities provided for in this chapter are excluded from other rules in the plan. Oppose the wording "most rules" as this is uncertain. Need to be clear which rules. At a minimum the CE chapter needs to apply to this chapter as REG activities are not excluded from consideration in the NZCPS. The objectives and policies do not include direction for REG activities affecting indigenous vegetation and habitat and maintaining/improving environmental quality. While the NPS-IB does not apply development, operation, maintenance or upgrade of renewable electricity generation assets and activities and electricity transmission network assets and activities, sections 6(a) and section 6(c) of the Act are still relevant so these matters should be afforded greater weight in the REG policies. Areas of indigenous vegetation and habitat are not expressly covered by the REG framework.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	15	REG - Renewable Electricity Generation	REG-O1 (Benefits of renewable electricity generation)	Support	Retain as notified	Reflects NPS-REG Policy A and, on the basis of amendments to REG-O2, is acceptable.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	16	REG - Renewable Electricity Generation	REG-O2 (Providing for renewable electricity generation)	Oppose	Replace REG-O2 with this provision as follows: REG-O2 Adverse effects of renewable electricity generation activities The actual and potential adverse effects of construction and operation of renewable electricity generation activities on indigenous biodiversity, landscape, natural character and communities are avoided, remedied and mitigated, while recognising the functional and operational need of renewable electricity generation activities and the potential national benefits.	It is not clear whether the intent of this Objective is to give effect to Policy C1 in the NPS-REG. This Objective is uncertain and does not acknowledge the adverse effects of REG nor protect biodiversity. There needs to be an Objective that recognises the adverse effects of REG.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	17	REG - Renewable Electricity Generation	REG-P1 (Benefits of renewable electricity generation)	Support in part	Amend REG-P1 as follows: Recognise the benefits of renewable electricity generation, including: 1. Maintenance and increase of electricity supply security, and diversifying the type and location of electricity generation, 2. Reduction in dependence on imported energy sources and use of finite resources, 3. Reduction in greenhouse gas emissions, 4. The reversibility of the adverse effects of some renewable electricity generation technologies, 5. Opportunities to reduce discharges of contaminants improving water quality though change in land use, 6. Supporting the local and national transition to renewable electricity, and 7. The contribution to the transition of the city to be carbon neutral by 2050.	Given that the objectives and policies of the Natural Environment Values and Coastal Environment chapters are not intended to apply to this chapter, this policy needs to include clauses recognising that natural values need to be protected. Alternatively, amend the Plan so that the objectives and policies of the Natural Environment Values and Coastal Environment apply to this chapter.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	18	REG - Renewable Electricity Generation	REG-P2 (Consideration of the adverse effects of renewable electricity generation activities)	Support in part	Amend REG-P2 as follows: When considering the adverse effects of renewable electricity generation activities, including noise, transport, earthworks, visual, and indigenous biodiversity effects, on the environment, have regard to the following: 1.The scale, intensity, duration and frequency of the activity's effects, 2.The size, scale, area and position of any structures, earthworks, vegetation removal, and other activities associated with the activity, 3. The design and site layout of the activity and its ability to internalise effects, including any blade or shadow flicker, 4. The degree of separation from activities sensitive to noise, 5. For large-scale renewable electricity generation activities, the degree of separation from urban environments, 6. The sufficiency of roading and infrastructure capacity to accommodate the activity, 7. Recognising that co-location of renewable electricity generation activities with existing buildings or structures provides opportunities for avoiding or minimising adverse effects, 8. Anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes, and 9. ~~Where located in a apecified overlay t~~The degree to which the features or the identified values of ~~the~~ a specified overlay ~~overlay~~, zone, site or area of significance identified in ECO-PX2 will be	The policy should express likely adverse effects (e.g. noise, transport, earthworks, visual, indigenous vegetation and habitat). It should also better express how effects must be managed. Clause 2 of the policy should include position/area of structures and activities (earthworks, clearance of vegetation) included in the list. Clause 9 of the policy, as drafted, frames offset as avoiding adverse effects. This is not an appropriate framing. In addition, in some cases offsetting may not be appropriate and this should be recognised in the policy. Transitory effects are open for interpretation and should be removed from the policy or defined. Non-transitory (temporary) effects could be interpreted differently and may result in transitory (permanent) effects. Identified features and values may be specific to the site and zone where infrastructure is REG proposed, in addition to specified overlays. The policy should reflect this.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	19	REG - Renewable Electricity Generation	REG-P3 (Operating, maintaining and repairing renewable electricity generation activities)	Oppose	Amend policy as follows: 1. Enable the maintenance and repair of existing renewable electricity generation activities. 2. Enable the operation of existing renewable electricity generation activities while avoiding, remedying or mitigating adverse effects, to the extent practicable.	This policy is too broad and does not specify what REG activities it pertains to, for example existing REG or proposed. It is not appropriate to have a blanket enabling policy for a REG activity that hasn't been consented yet.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	20	REG - Renewable Electricity Generation	REG-P4 (Renewable electricity generation investigation activities)	Support in part	Seeks amendment to include provision for the avoidance, remediation and mitigation of transitory effects.	It is not clear whether or how any transitory adverse effects would be managed as it may still be appropriate to avoid, remedy or mitigate these. King Salmon found that it may not be necessary to "avoid" transitory effects however it did not conclude that would always be the case.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	21	REG - Renewable Electricity Generation	REG-P5 (Upgrading and developing renewable electricity generation activities)	Oppose in part	Amend policy as follows: ~~Provide~~Consider providing for new or upgraded renewable electricity generation activities, while: And amendment to 3: 3. For any other adverse effects on the environment associated with new or upgraded community-scale and large-scale renewable electricity generation activities, avoiding, remedying or mitigating adverse effects, ~~to the extent practicable~~ including cumulative effects, including: a. Effects on landscape, visual and amenity values, b. Noise effects on activities sensitive to noise, c. Effects on the operation and capacity of infrastructure, d. Effects on natural hazard risk, and e. Effects on indigenous biodiversity and the intrinsic values of ecosystems.	"Provide for" is too enabling when the policy does not explicitly outline where these activities could occur e.g. in an ONFL. The words "to the extent practicable" should not be included in clause 3. These words are open to interpretation and may mean different things to different people. It could mean that effects are not adequately avoided, remedied or mitigated. It is not clear that Clause 3 relates to activities under both clauses 1 and 2 of the policy. Clause 3 of the policy should better express that it applies to both community and large-scale REG activities.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	22	REG - Renewable Electricity Generation	REG-P6 (Upgrading and developing renewable electricity generation activities in natural hazard overlays)	Oppose in part	Seeks that if ECO chapter is not applied to REG activities, amend REG-P6 as follows: Provide for new or upgraded renewable electricity generation activities in natural hazard overlays where: 1. There is a functional need or an operational need for the activity to be in that location, 2. Related buildings, structures or earthworks are of a scale and design that do not significantly increase natural hazard risk in High Flood Hazard Overlays and Medium Flood Hazard Overlays, and 3. Increases in natural hazard risk in identified High Natural Hazard Overlays are avoided. 4. Adverse effects on indigenous biodiversity are avoided.	It is not clear how this policy gives effect to the NZCPS, particularly Policy 11. Acknowledge that other policies address coastal environment, but these natural hazard overlays also occur in the coastal environment therefore the NZCPS applies to this policy too.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	23	REG - Renewable Electricity Generation	REG-P7 (Upgrading and developing renewable electricity generation activities in coastal margins and riparian margins)	Oppose	Seeks that if ECO chapter is not applied to REG activities, amend REG-P7 as follows: ~~Provide~~Consider providing for new or upgraded renewable electricity generation activities in coastal margins and riparian margins where: 1. There is a functional need or an operational need for the activity to be in that location, and 2. Adverse effects on coastal margins and riparian margins are avoided, remedied and mitigated~~minimised~~. 3. Adverse effects on indigenous biodiversity are avoided. 4. The effects of climate change, in particular natural adjustments of freshwater and coastal processes, ecosystems, habitat and species are allowed for.	This policy is too enabling when considered against the NZCPS. The policy should more clearly express relevant adverse effects such as effects on indigenous biodiversity. To preserve and protect margins, adverse effects should be avoided, remedied and mitigated not just minimised as per Policy 13 of the NZCPS. The NZCPS, NPS-FM and section 5 and 6 of the Act direct consideration of climate change. As the climate changes our coastal and riparian margins and the indigenous species that live within them are likely to change. The policy should reflect that.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	24	REG - Renewable Electricity Generation	REG-P8 (Upgrading and developing renewable electricity generation activities, in coastal natural character areas)	Multiple	Seeks that if ECO chapter is not applied to REG activities amend REG-P8 as follows: ~~Provide~~ Consider providing for new or upgraded renewable electricity generation activities in High and Very Coastal Natural Character Areas and Outstanding Coastal Natural Character Areas where natural character is preserved by: ~~1. There is a functional need or an operational need for the activity to be in that location and there are no practicable alternative locations or solutions,~~ 2. Adverse effects on the identified values of Outstanding Coastal Natural Character Areas are avoided, 3. Significant adverse effects on the identified values of High and Very High Coastal Natural Character Areas are avoided, 4. Other adverse effects on coastal natural character are avoided, remedied or mitigated., 5. Adverse effects on indigenous biodiversity are avoided.	This policy is too enabling when considered against the NZCPS. Oppose the functional need because that does not promote the preservation of natural character as per Policy 13 of the NZCPS. Nor does Policy 13 consider matters of functional need etc. Support that it otherwise gives effect to the effects management of Policy 13. However, it does not give effect to Policy 11 and as the CE and ECO chapters don't apply then Policy 11 needs to be given explicit effect to throughout REG.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	25	REG - Renewable Electricity Generation	REG-P9 (Upgrading and developing renewable electricity generation activities, in Outstanding Natural Features and Outstanding Natural Landscapes)	Multiple	Seeks to ensure that ECO chapter applies to REG activities Alternatively amend REG-P9 as follows: ~~Provide~~ Consider providing for new or upgraded renewable electricity generation activities in Outstanding Natural Features and Outstanding Natural Landscapes where: ~~1. There is a functional need or an operational need for the activity to be in that location and there are no practicable alternative locations or solutions,~~ 2. Adverse effects on the identified values of Outstanding Natural Features are avoided, 3. Adverse effects on the identified values of Outstanding Natural Landscapes, where located within the Coastal Environment are avoided, 4. Significant adverse effects on the identified values of Outstanding Natural Landscapes, where located outside the Coastal Environment are avoided, and 5. Other adverse effects on Outstanding Natural Landscapes are avoided, remedied or mitigated., 6. Adverse effects on indigenous biodiversity are avoided.5. Adverse effects on indigenous biodiversity are avoided.	This policy is too enabling when considered against the NZCPS. Oppose the functional need because that does not promote the protection of natural features and landscapes as per Policy 15 of the NZCPS. Support that it gives effect to the effects management of Policy 15. However, it does not give effect to Policy 11 and as the CE and ECO chapters don't apply then Policy 11 needs to be given explicit effect to throughout REG.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	26	REG - Renewable Electricity Generation	REG-P10 (Upgrading and developing renewable electricity generation activities, in sites and areas of significance to Māori, and heritage areas and sites containing heritage buildings or heritage structures)	Multiple	Amend as follows: ~~Provide~~ Consider providing for new or upgraded renewable electricity generation activities in sites and areas of significance to Māori, and heritage areas and sites containing heritage buildings or heritage structures where: ~~1. There is a functional need or an operational need for the activity to be in that location and there are no practicable alternative locations or solutions,~~ 2. Significant adverse effects on the particular heritage and/or cultural values of the site, area, item and/or feature are avoided, and 3. Other adverse effects on the particular heritage and/or cultural values of the site, area, item and/or feature are avoided, remedied or mitigated.	This policy is too enabling when considered against the NZCPS. Oppose the functional need because that does not promote the protection of natural features and landscapes as per Policy 17 of the NZCPS.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	27	REG - Renewable Electricity Generation	REG-R1 (Maintenance and repair of renewable electricity generation activities)	Oppose in part	Amend as follows: REG-R1 Maintenance and repair of existing renewable electricity generation activities	This rule needs to be clearer that it applies to existing REG otherwise it does not consider effects of new or re-consented activities.

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Royal Forest and Bird Protection Society of New Zealand Inc.	424	28	REG - Renewable Electricity Generation	REG-R2 (Renewable electricity generation investigation activities)	Support in part	Seeks inclusion of additional clause under matters of discretion as follows: 6. The extent to which the duration of the activity and site rehabilitation will be effective in avoiding, ~~or minimising~~ remedying or mitigating adverse effects on indigenous biodiversity.	It is not clear whether earthworks are a consideration under this rule and the extent to which the earthworks chapter applies. Similarly, under matters of discretion under 2. it is unclear what adverse effects at 6. are pertaining to. This needs clarifying and we seek that this apply to adverse effects on indigenous biodiversity. Or, if that submission is rejected, seek additional matter of discretion to consider effects on indigenous biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	29a	REG - Renewable Electricity Generation	REG-R3 (Upgrading, developing and operating small-scale renewable electricity generation activities – Roof-mounted structures)	Oppose in part	Seeks to amend the rule by limiting it to solar panels on existing roofs only.	REG development, construction and operation and removal can have adverse impacts on indigenous biodiversity, including fauna even in situations where indigenous vegetation removal does not occur. For example, there are no permitted standards to ensure that bats and birds are not present or potentially using the area.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	29b	REG - Renewable Electricity Generation	REG-R3 (Upgrading, developing and operating small-scale renewable electricity generation activities – Roof-mounted structures)	Oppose in part	Seeks that the permitted rule does not apply to wind turbines.	REG development, construction and operation and removal can have adverse impacts on indigenous biodiversity, including fauna even in situations where indigenous vegetation removal does not occur. For example, there are no permitted standards to ensure that bats and birds are not present or potentially using the area.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	29c	REG - Renewable Electricity Generation	REG-R3(Upgrading, developing and operating small-scale renewable electricity generation activities – Roof-mounted structures)	Oppose in part	Seeks to make for small-scale renewable electricity generation wind turbines RDIS activity with matter of discretion to include adverse effects on indigenous biodiversity. Seeks to ensure that the ECO chapter provisions can be considered.	REG development, construction and operation and removal can have adverse impacts on indigenous biodiversity, including fauna even in situations where indigenous vegetation removal does not occur. For example, there are no permitted standards to ensure that bats and birds are not present or potentially using the area.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	30a	REG - Renewable Electricity Generation	REG-R4 (Upgrading, developing and operating small-scale renewable electricity generation activities – Freestanding structures)	Oppose in part	Seeks to add standards to the permitted rule for solar panels to ensure construction is not within bird breeding periods are not within or adjacent to any breeding areas, not within the coastal environment and not with natural open space zone.	REG development, construction and operation and removal can have adverse impacts on indigenous biodiversity, including fauna even in situations where indigenous vegetation removal does not occur. For example, there are no permitted standards to ensure that bats and birds are not present or potentially using the area. The restrictions in terms outstanding areas are not sufficient to protect the indigenous biodiversity of the coastal environment or other areas.

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Royal Forest and Bird Protection Society of New Zealand Inc.	424	30b	REG - Renewable Electricity Generation	REG-R4 (Upgrading, developing and operating small-scale renewable electricity generation activities – Freestanding structures)	Oppose in part	Seeks to make small-scale renewable electricity generation using wind turbines (up to three turbines) an RDIS activity with matter of discretion to include adverse effects on indigenous biodiversity. Seeks to ensure that the ECO chapter provisions can be considered.	REG development, construction and operation and removal can have adverse impacts on indigenous biodiversity, including fauna even in situations where indigenous vegetation removal does not occur. For example, there are no permitted standards to ensure that bats and birds are not present or potentially using the area. The restrictions in terms outstanding areas are not sufficient to protect the indigenous biodiversity of the coastal environment or other areas.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	30c	REG - Renewable Electricity Generation	REG-R4 (Upgrading, developing and operating small-scale renewable electricity generation activities – Freestanding structures)	Oppose in part	Seeks that more than three turbines should be DIS or NC within the Coastal environment or natural open space zone.	REG development, construction and operation and removal can have adverse impacts on indigenous biodiversity, including fauna even in situations where indigenous vegetation removal does not occur. For example, there are no permitted standards to ensure that bats and birds are not present or potentially using the area. The restrictions in terms outstanding areas are not sufficient to protect the indigenous biodiversity of the coastal environment or other areas.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	31a	REG - Renewable Electricity Generation	REG-R5 (Upgrading, developing and operating community-scale renewable electricity generation activities – roof-mounted structures)	Oppose in part	Seeks to limit the rule to solar panels on existing roofs only.	Similar concerns as for REG-R3. Forest & Bird understands the intent of this rule, however, no consideration is given to the impacts on biodiversity of roof-mounted structures, specifically wind turbines. These turbines have the potential to impact birds and REG-S4 is silent on impacts to wildlife and there are no permitted standards to ensure that bats and birds are not present or potentially using the area.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	31b	REG - Renewable Electricity Generation	REG-R5 (Upgrading, developing and operating community-scale renewable electricity generation activities – roof-mounted structures)	Oppose in part	Seeks to ensure that permitted rule does not apply to wind turbines.	Similar concerns as for REG-R3. Forest & Bird understands the intent of this rule, however, no consideration is given to the impacts on biodiversity of roof-mounted structures, specifically wind turbines. These turbines have the potential to impact birds and REG-S4 is silent on impacts to wildlife and there are no permitted standards to ensure that bats and birds are not present or potentially using the area.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	31c	REG - Renewable Electricity Generation	REG-R5 (Upgrading, developing and operating community-scale renewable electricity generation activities – roof-mounted structures)	Oppose in part	Seeks to make for small-scale renewable electricity generation wind turbines RDIS activity with matter of discretion to include adverse effects on indigenous biodiversity.	Similar concerns as for REG-R3. Forest & Bird understands the intent of this rule, however, no consideration is given to the impacts on biodiversity of roof-mounted structures, specifically wind turbines. These turbines have the potential to impact birds and REG-S4 is silent on impacts to wildlife and there are no permitted standards to ensure that bats and birds are not present or potentially using the area.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	31d	REG - Renewable Electricity Generation	R5 Upgrading, developing and operating community-scale renewable electricity generation activities – roof-mounted structures	Oppose in part	Seeks to ensure that the ECO chapter provisions can be considered.	Similar concerns as for REG-R3. Forest & Bird understands the intent of this rule, however, no consideration is given to the impacts on biodiversity of roof-mounted structures, specifically wind turbines. These turbines have the potential to impact birds and REG-S4 is silent on impacts to wildlife and there are no permitted standards to ensure that bats and birds are not present or potentially using the area.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	32a	REG - Renewable Electricity Generation	REG-R6 (Community-scale renewable electricity generation activities not otherwise provided for)	Oppose in part	Seeks to add standards to the permitted rule for solar panels to ensure construction is not within bird breeding periods are not within or adjacent to any breeding areas, not within the coastal environment and not with natural open space zone.	Similar concerns as for REG-R4. Matters of discretion should provide scope for the consideration of policies in CE, ECO, NFL, NATC to ensure the effects on those matters can be assessed.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	32b	REG - Renewable Electricity Generation	REG-R6 (Community-scale renewable electricity generation activities not otherwise provided for)	Oppose in part	Seeks to make community-scale renewable electricity generation using wind turbines (up to three turbines) an RDIS activity with matter of discretion to include adverse effects on indigenous biodiversity. Seeks to ensure that the ECO chapter provisions can be considered.	Similar concerns as for REG-R4. Matters of discretion should provide scope for the consideration of policies in CE, ECO, NFL, NATC to ensure the effects on those matters can be assessed.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	32c	REG - Renewable Electricity Generation	REG-R6 (Community-scale renewable electricity generation activities not otherwise provided for)	Oppose in part	Seeks that more than three turbines should be DIS or NC within the Coastal environment or natural open space zone.	Similar concerns as for REG-R4. Matters of discretion should provide scope for the consideration of policies in CE, ECO, NFL, NATC to ensure the effects on those matters can be assessed.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	33a	REG - Renewable Electricity Generation	REG-R7 (Upgrading, developing and operating large-scale renewable electricity generation activities)	Support in part	Seeks to add a further matter of discretion to include adverse effects on indigenous biodiversity and ensure that ECO chapter provisions can be considered.	Large-scale REG has the potential for significant adverse effects on biodiversity even when placed outside those areas avoided in the discretionary rule. For example, windfarms pose risk to critically endangered bittern numbers who travel widely across the landscape between breeding seasons.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	33b	REG - Renewable Electricity Generation	REG-R7 (Upgrading, developing and operating large-scale renewable electricity generation activities)	Support in part	Seeks to ensure the rule gives better effect to the NZCPS.	The locations listed under 1.b. don't give effect to Policy 13(1)(b) of the NZCPS which requires the avoidance of adverse effects on natural character in all other areas of the coastal environment.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	34	ECO - Ecosystems and Indigenous Biodiversity	Introduction	Oppose	Amend Introduction as follows: "The Ecosystems and Indigenous Biodiversity chapter comprises provisions for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna and management of ecosystems and indigenous biodiversity values in Lower Hutt. The chapter includes provisions for the protection of indigenous biodiversity in the coastal environment to give effect to Policy 11 of the NZCPS. The objectives, policies, rules and methods set a framework for protecting, maintaining and restoring native habitats in Lower Hutt. These provisions apply district-wide, ~~although provisions controlling vegetation removal apply only within the Natural Open Space Zone and residential zones.~~ In addition to these provisions, Council will seek to work with Mana Whenua and community partners to restore indigenous biodiversity where practicable. The rules of the chapter apply in conjunction with the rules in zone chapters and other district-wide chapters."	The introduction fails to recognise the historical loss and current pressures on indigenous biodiversity in Lower Hutt which provides critical context for the protection and maintenance of indigenous biodiversity in the District. Furthermore, it fails to recognise the important role of the district plan in protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance, including areas meeting significance criteria under the RPS that are not mapped in the plan and to otherwise give effect to relevant provisions of the NPS-IB. Nor is it clear that this chapter is intended to provide for the protection of indigenous biodiversity withing the coastal environment as required to give effect to Policy 11 of the NZCPS. Given that SNAs have not been mapped for the District, the limited controls on indigenous vegetation removal are inadequate for the protection on significant indigenous biodiversity values and the maintenance of indigenous biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	35	ECO - Ecosystems and Indigenous Biodiversity	ECO-O1 (Ecosystems and indigenous biodiversity)	Support in part	Seeks to retain with amendment. or add an additional objective for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna: Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and ~~i~~indigenous biodiversity in Lower Hutt is maintained, and ~~where practicable,~~ restored or ~~enhanced~~.	The objective appears to generally align with Council's obligation to maintain biodiversity under s31(1)(b)(iii). However, it is not clear in terms of indigenous vegetation and habitats which are to be protected in accordance with s6(c). Habitats could include exotic vegetation, for example macrocarpa shelterbelts are increasingly important roosting habitat for native bats. We oppose the use of 'enhance' as it is uncertain as to what outcome is to be achieved. Restoration is a more appropriate term.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	36	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1 (Protecting indigenous biodiversity in rural environments)	Oppose	Seeks to amend or replace this policy, for example as follows: "Protect indigenous biodiversity in rural environments by: i) ensuring adverse effects of activities on significant indigenous vegetation and the significant habitats of indigenous fauna are no more than minor; and ii) restricting ~~controlling~~ the removal of indigenous vegetation ~~in the Natural Open Space Zone.~~	This policy is misleading, it suggests that indigenous biodiversity will be protected in rural environments but is then limited to controls within the Natural Open Space zone. The Rural Lifestyle Zone and General Rural zone are excluded from this policy, despite these areas including highly diverse regenerating shrublands and the potential for nature-based solutions to restore biodiverse and resilient agroecosystems not to mention contributing to the achievement of the Strategic Direction of this plan. Other zones including the Quarry zones may also hold important indigenous biodiversity values which could adversely affected by vegetation removal. See also our comment on the definition of rural environments. Nor is it clear how this policy would protect indigenous biodiversity beyond impacts of vegetation removal. For example, lighting, noise, the presence of people and animals can all have adverse effects on indigenous biodiversity values. The threat to indigenous biodiversity from pests is a significant issue, however there is no mention of the need to control pests in this chapter.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	37	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2 (Protecting indigenous biodiversity in urban environments)	Oppose	Seeks to amend or replace this policy, for example as follows: "Protect indigenous biodiversity in rural environments by: i) ensuring adverse effects of activities on significant indigenous vegetation and the significant habitats of indigenous fauna are no more than minor; and ii) restricting ~~controlling~~ the removal of indigenous vegetation ~~in the Natural Open Space Zone.~~	Same issues as for Policy ECO-P1. Other zones including Industrial zones may also hold important indigenous biodiversity values which could adversely affected by vegetation removal. The word "Controlling" suggests controlled activity rules which may not be adequate to protect biodiversity values or manage removal of indigenous vegetation.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	38	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Multiple	Seeks to combine Policies ECO-3 and 4 and amend as follows: "ECO-P3 Managing adverse effects on Indigenous biodiversity ~~vegetation removal in the Natural Open Space Zone and residential zones~~ A. Consider providing for ~~Allow~~ the removal of indigenous vegetation in the ~~Natural Open Space Zone and residential zones~~ where ~~it is~~ activities are of a scale and nature that maintains the indigenous biodiversity values, for the following purposes: 1. Maintenance around existing legally established buildings, 2. The removal of vegetation which was established to provide residential amenity or screening, and is no longer required for that purpose, 3. The removal of trees on Urban Environment Allotments, 4. The protection of people and property from an imminent threat represented by deadwood, diseased or dying vegetation, 5. The control of plant pathogens and diseases, 6. The safe operation and maintenance of existing legally established roads, tracks and access ways, 7. The reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units, 8. The maintenance, operation, repair and decommissioning of existing legally established infrastructure, and 9. Mana whenua to exercise customary harvesting practices. B. Where resource consent is required ~~for indigenous vegetation removal~~, manage the adverse effects on ecosystems and indigenous biodiversity values by: 1. avoiding adverse effects on indigenous biodiversity in	This policy should not start from a point of enabling or be limited to only Natural open space and residential zones, see also submissions on Policy ECO-P1 and P2. We are concerned that there is no consideration of adverse effects or direction to ensure protection of s6(c) biodiversity. Permitted activity rules ECO-R1 and R2 fail to include standards or limits necessary to ensure that adverse effects are no more than minor. Our concerns with the rules are set out below. It may be clearer if ECO-P3 and 4 are combined as the activities under ECO-P3 should also be in the context of managing adverse effects. There needs to be an effects management approach to manage effects on indigenous biodiversity, not just vegetation, because activities beyond vegetation clearance can have adverse effects on indigenous biodiversity. For example, noise, lighting, introduction of domestic animals which can predate native species and other general disturbance. Under ECO-P4 as proposed the plan fails to avoid adverse effects in accordance with Policy 11 of the NZCPS and clause 3.10 (2) of the NPSIB. The policy also fails to manage adverse effects that are less than significant, making the effects management hierarchy uncertain and inadequate (s5(2)(c)).
Royal Forest and Bird Protection Society of New Zealand Inc.	424	39	ECO - Ecosystems and Indigenous Biodiversity	ECO-P4 (Managing the adverse effects from indigenous vegetation removal)	Oppose	Seeks to incorporate effects management into ECO-P3 as sought above. As a result, delete ECO-P4.	The effects management hierarchy in ECO-P4 only requires for avoidance of effects where practicable. This does not give effect to Policy 11 of the NZCPS or clause 3.10(2) of the NPSIB. Nor does it ensure that significant indigenous biodiversity values of the Hutt district will be protected and maintained. Offsetting and compensation need to meet the principles in Appendix ECO-App2 and Appendix ECO-App3.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	40	ECO - Ecosystems and Indigenous Biodiversity	New policy for the maintenance of indigenous biodiversity	Other/Not stated	Add new policy as follows: ECO-PX1 Maintenance of indigenous biodiversity 1. To have regard to the following potential adverse effects in considering subdivision, land use and development that may adversely affect indigenous ecosystems and habitats with indigenous biodiversity values: a. Fragmentation of, or reduction in the extent of, indigenous vegetation or habitats of indigenous fauna; b. Fragmentation or disruption of connections and linkages between ecosystems or habitats of indigenous fauna; c. Loss of, or damage to, buffering of ecosystems or habitats of indigenous fauna; and d. Loss or reduction of rare or threatened indigenous species' populations or habitats.	The Plan does not give effect to the Council's obligation to maintain indigenous biodiversity under the NPS-IB and the RPS. Support for restoration by way of third parties in ECO-P5 is not sufficient. Policy 61 of the RPS outlines how maintenance should be done in district plans. As such we seek a new policy to more explicitly provide for this. We also seek that the relevant rules, including those that provide for vegetation clearance/modification and/or earthworks in other chapters, are within limits that implement this policy (for example to ensure adverse effects would be no more than minor) and include matters of discretion with scope to apply the ECO policies. In addition to providing direction with respect to effects of vegetation removal under the rules in this chapter, this policy is intended to provide direction for the consideration of activities managed under other chapters of plan with respect to effects on indigenous biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	41	ECO - Ecosystems and Indigenous Biodiversity	New policy aimed at identification of significant indigenous biodiversity	Other/Not stated	Add new policy as follows: ECO-PX2 Identify significant biodiversity values in Lower Hutt "Identify those areas that are habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna in Lower Hutt as significant natural areas by applying the significance criteria in Policy 23 of the RPS, including through resource consent processes."	As per our submission points (paragraphs 5-14) at the beginning, it is necessary for the Plan to include a policy aimed at identification and protection of SNAs in Lower Hutt. This is important for assessing the potential for adverse effects on significant indigenous biodiversity as part of consenting processes and to guide future district wide surveys. While we accept that the council cannot "map" SNAs within the District Plan under the NPSIB for three years, policy direction on identification is appropriate to apply during consent processes to provide for protection required by s6(c) and would give effect to the RPS. It needs to be clear that the identification meets the criteria for significance as identified in Policy 23 of the RPS.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	42	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5 (Restoring and increasing indigenous biodiversity)	Support	Seeks to add the following to the policy: considering the need for pest control to address impacts of land use change, including where residential areas are near or adjacent to the CE or indigenous biodiversity meeting the Policy 23 RPS significance criteria. Seeks amendment to include how this policy and ECO-M1 interact.	Forest & Bird does not oppose this policy so long council does not consider this to be the sole way biodiversity should be maintained in the district. For example, pest control should be considered to address adverse effects of change in land use and for restoration. It is not clear how this policy relates to ECO-M1.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	43	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1 (Exotic vegetation removal)	Oppose	Delete ECO-R1.	A rule permitting exotic vegetation clearance would potentially conflict with rules restricting indigenous vegetation clearance and protecting indigenous biodiversity. This is because exotic vegetation can be integral to the ecological community of indigenous vegetation and can provide habitat for significant fauna. For example, kiwi in Orongorongo have spread as far north as the exotic pine forests in Upper Hutt. Considers it is better for the plan not to specifically control exotic vegetation removal. That way where rules restrict activities so that indigenous biodiversity values can be considered and protected, the values of any exotic vegetation for habitat or ecological function can be considered without potential conflict or permitted baseline applying.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	44a	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Oppose	Seeks amendment of the rule to give effect to concerns raised about this rule needing to achieve ECO-O1 etc.	This rule does not achieve the ECO objective or policy direction of the proposed District Plan. Nor does it give effect to Policy 61 of the RPS or s31 of the RMA. This rule is more lenient than Rule 4F 4.1.11 Vegetation Removal inserted into the operative Hutt District Plan by the Environment Court.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	44b	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Oppose	Seeks the following amendments to ECO-R2: - Deletion of 1 - Merging of 2. and 3. to ensure matters are addressed adequately and that this applies to All Zones. - Seeks non-complying activity status for All Zones where compliance not achieved with the merged 2. and 3. And where the activity is not within the Significant Natural Resources attached at Appendix 1 (see original submission)	1. does not protect indigenous biodiversity, is not subject to any standards, does not achieve ECO-O1 and is not compliant with the RMA or the RPS. Merging of 2. and 3. to ensure matters are addressed adequately and that this applies to All Zones. (Refer to original submission for full reasons)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	45	ECO - Ecosystems and Indigenous Biodiversity	New rule that considers the protection of biodiversity in subdivision	Other/Not stated	Add New rule for All Zones as follows: ECO-R3 Protection of indigenous biodiversity when subdividing 1. Activity status: controlled Where: a. A future building platform to contain a residential unit including areas for access to the building platform are identified for each new undeveloped allotment that: i. The area does not include indigenous biodiversity that meets significance criteria of the RPS. 2. Activity status: restricted discretionary Matters of discretion: 1. Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna	The proposed District Plan is silent on s6(c) matters with regard to subdivision in Lower Hutt. We seek a new rule to ensure that this is not overlooked.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	46	NATC - Natural Character	Introduction	Support in part	Seek amendment to clarify this chapter regarding NES-F and NRP.	The introduction is very uncertain. The scope of this chapter is very unclear particularly regarding wetlands. Furthermore, the introduction is silent on how NES-F and NRP regulations that manage vegetation removal, earthworks, natural hazards works, infrastructure and public access structures within 10 metres of natural wetlands as well as earthworks within 5 metres of surface water bodies are managed in areas of natural character in the Plan. Suggests NES-F and NRP regulations should be given effect to through the NATC policies to ensure integration of the policy direction across the Plan.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	47	NATC - Natural Character	NATC-O1 (Natural character of coastal margins and riparian margins)	Support in part	Amend objective as follows: The natural characteristics and qualities that contribute to the natural character of coastal margins and riparian margins is preserved and protected from inappropriate subdivision, use and development, and the ecological functions of riparian margins enhanced. Recognise that natural character includes matters such as (a) natural elements, processes and patterns; (b) biophysical, ecological, geological and geomorphological aspects; (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; (d) the natural movement of water and sediment; (e) the natural darkness of the night sky; (f) places or areas that are wild or scenic; (g) a range of natural character from pristine to modified; and (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.	It is not clear what elements of natural character the plan is trying to preserve. This needs to be clear to ensure consistency with Policy 13 of the NZCPS. Natural character within riparian margins should also be focussed on maintaining or enhancing the ecological functions of riparian margins to give effect to policy 43 of the RPS but also to contribute to flood management and improve water quality to give effect to the NPS-FM and provide for Te Mana o Te Wai.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	48	NATC - Natural Character	NATC-P1 (Customary harvesting within coastal margins and riparian margins)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	49	NATC - Natural Character	NATC-P2 (Restoration and enhancement within coastal margins and riparian margins)	Support in part	Amend policy as follows: Provide for: 1. The restoration and enhancement of natural character within coastal margins and riparian margins including: a. The replanting of coastal margins and riparian margins with indigenous vegetation ~~species~~, and b. The removal of pest plant and animal species. 2. The restoration or rehabilitation of natural character within coastal margins and riparian margins undertaken by Mana Whenua exercising their role as kaitiaki to protect, restore, and maintain the natural character of coastal margins and riparian margins.	It is important to replant margins with indigenous vegetation as per the definition in the Plan. See our comment on non-local indigenous species in the comment on the definition.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	50	NATC - Natural Character	NATC-P3 (Indigenous vegetation removal within coastal margins and riparian margins)	Oppose	Delete policy.	This policy does not maintain indigenous vegetation and does not give effect to council's obligations under s31 or s6(a). This policy does not recognise the importance of other matters that contribute to natural character under Policy 13 of the NZCPS, nor does it give effect to the directive avoid clause at Policy 13(1)(b). There is no definition for rehabilitation planting which makes the policy uncertain and could lead to the introduction of weed species. Indigenous vegetation according to the definition cannot be pest plants if they are native to Lower Hutt. Therefore 2c. makes no sense. Coastal and riparian margins have some of the most endangered habitat in the Hutt Valley and removal of indigenous vegetation will compromise what values do remain. It is not appropriate to have a policy that provides for removal of indigenous vegetation.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	51	NATC - Natural Character	NATC-P4 (Appropriate use and development within coastal margins and riparian margins)	Oppose in part	Amend policy as follows: Consider providing ~~Provide~~ for the use and development of land within coastal margins and riparian margins where: 1. The use and development ~~is of a scale, form, and nature that does not detract from~~ preserves the natural character of the coastal margin or riparian margin, ~~or~~ and 2. The use and development: a. Has a functional need or operational need to be located within the coastal margin or riparian margin and no alternative locations are practicable, ~~and~~ b. Has been designed and located to ~~minimise~~ avoid adverse effects on the natural character of coastal margins and riparian margins~~., and~~ c. It maintains or enhances the ecological functions of the coastal margin and riparian margin.	Activities within riparian margins should be provisional on meeting these policy requirements, to ensure their natural character values and ecological functions are maintained and to ensure the policy gives effect to s6(a) of the RMA. Furthermore, this does not give effect to Policy 6 of the NZCPS.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	52	NATC - Natural Character	NATC-P5 (Inappropriate use and development within coastal margins and riparian margins)	Oppose	Seek deletion, or if it is retained, seeks deletion of the exception as follows: Avoid all other use and development of land within coastal margins and riparian margins not provided for through NATC-P1, NATC-P2, NATC-P3, and NATC-P4.~~, unless:~~ ~~1.The use and development:~~ ~~a.Will not have any adverse effects on the natural character and amenity values of the coast, water bodies, and their margins, or~~ ~~2. The use and development:~~ ~~a. Has a functional need or operational need to be located within the coastal margin or riparian margin and no alternative locations are practicable, and~~ ~~b. Has been designed and located to minimise adverse effects on the natural character of coastal margins and riparian margins.~~	The use of 'unless' in this Policy does not achieve s6(a). Delete the clauses at 1. and 2. as it is covered in our amendments to NATC-P4. Where it is not provided for in P4 it is not allowed by the Plan.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	53	NATC - Natural Character	NATC-R1 (Customary harvesting by Mana Whenua within coastal margins and riparian margins)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	54	NATC - Natural Character	NATC-R2 (Restoration and enhancement activities within coastal margins and riparian margins)	Support in part	Seek deletion of RDIS at 2.	Question whether restoration activities would ever not achieve compliance with NATC-R2.1a.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	55	NATC - Natural Character	NATC-R3 (Indigenous vegetation removal within coastal margins and riparian margins)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	56	NATC - Natural Character	NATC-R4 (Activities within coastal margins and riparian margins not otherwise provided for)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	57	NATC - Natural Character	NATC-R5 (Repairs, maintenance, alterations, and demolition of buildings and structures within coastal margins and riparian margins)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	58	NATC - Natural Character	NATC-R6 (Construction of farming fences within coastal margins and riparian margins)	Oppose in part	Seek matters added under 1.a. to enable the consideration of effects on biodiversity.	We have concerns regarding the permitted activity as new fences could result in clearance of vegetation or habitat for indigenous fauna. Seek additional matters for consideration to ensure no adverse effects on indigenous biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	59	NATC - Natural Character	NATC-R7 (Construction of buildings and structures and additions to existing buildings and structures within coastal margins and riparian margins)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	60	NFL - Natural Features and Landscapes	Introduction	Support in part	Seek amendment to clarify how this chapter relates to ECO regarding the protection of indigenous biodiversity and giving effect to the NPS-IB and Policy 15 of the NZCPS.	We support any provisions in the Plan that would ensure the values of ONFLs are maintained and enhanced and would not enable modification of their outstanding values. We also support the identification and protection of Special Amenity Landscapes which we note hasn't been done in the Plan. It is not clear how this chapter relates to ECO in the Plan. We seek to ensure provisions in the NFL chapter adequately protect the ONFLs and SALs in Lower Hutt and are well integrated in the ECO chapter to ensure no-net-loss of biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	61	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Retain as notified.	This objective is consistent with the RPS and RMA. Retain as written.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	62	NFL - Natural Features and Landscapes	NFL-P1 (Identification of Outstanding Natural Features and Landscapes)	Support in part	Amend policy as follows: Identify and map Outstanding Natural Features and Landscapes and describe their ~~identified~~ landscape values in SCHED4 - Outstanding Natural Features and Landscapes.	This policy could be better aligned with Policy 25 of the RPS. Policy 25 requires district plans to identify ONFLs not to 'identify' their landscape values. Instead it directs a landscape evaluation process, through which ONFLs can then be scheduled.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	63	NFL - Natural Features and Landscapes	NFL-P2 (Customary harvesting in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	64	NFL - Natural Features and Landscapes	NFL-P3 (Restoration and enhancement in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	This policy is fine but could align with s6(c) of the RMA better. It is also unclear how this policy interacts with ECO regarding identification of significant natural areas and the maintenance of biodiversity in the district.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	65	NFL - Natural Features and Landscapes	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose	Delete policy.	It is inappropriate to have such an enabling policy for clearance of indigenous vegetation in ONFLs. Particularly in light of our comments on ECO and in paragraphs 5-15 of our submission. This policy does not give effect to Policy 26 of the RPS which requires ONFLs to be protected from inappropriate subdivision, use and development. Clearance of vegetation "allowed" under this policy is an inappropriate activity in ONFLs as it does not protect them from inappropriate use and compromises the natural science values identified within the landscape or natural feature that give them their outstanding value. Finally, Clause 3 is counter to Policy 15 of the NZCPS which requires avoidance of effects, it is not limited to "landscape values". There is also potential to conflict with Policy 11 of the NZCPS, as the ONFLs identified in SCHED4 all have outstanding biodiversity values and the measures under a. and b. are uncertain as they are not qualified by any reference to ECO policies (ECO-PX2 sought by Forest & Bird) that ensure appropriate assessment of biodiversity values.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	66	NFL - Natural Features and Landscapes	NFL-P5 (Existing use and development in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	67	NFL - Natural Features and Landscapes	NFL-P6 (New use and development in Outstanding Natural Features and Landscapes)	Oppose in part	Amend as follows: New land use activities, buildings and structures (including additions to existing buildings and structures) in Outstanding Natural Features and Landscapes are managed as follows: ~~1. Allow for new land use activities, buildings and structures in Outstanding Natural Landscapes outside the coastal environment where they are of a scale and nature that protects the landscape values of the Outstanding Natural Landscape identified in SCHED4.~~ ~~2. Provide for new land use activities, buildings and structures in Outstanding Natural Landscapes within the coastal environment where any adverse effects on the landscape values of the Outstanding Natural Landscape identified in SCHED4 are avoided.~~ 3. Only consider ~~P~~provid~~e~~ing for new land use activities, buildings and structures in Outstanding Natural Features outside the coastal environment where they are of a scale and nature that protects the landscape values of the Outstanding Natural Feature identified in SCHED4. 4. Only consider allowing for new land use activities, buildings and structures in Outstanding Natural Features within the coastal environment where they avoid any adverse effects on ~~the landscape values of~~ the Outstanding Natural Feature identified in SCHED4. ~~5. Require all new land use activities, buildings and structures in Outstanding Natural Features and Landscapes to demonstrate that they are appropriate by taking into account:~~	This policy repeats itself at 1. and 3. then again at 2. and 4. The redundant clauses need deleting. It's not clear how this policy gives consideration to s6(c) of the RMA and s31 responsibilities as well. Allowing activities in ONFLs outside the coastal environment should not be solely on the basis of this policy. Other considerations should also apply, such as policies from ECO chapter. This policy needs to be worded to ensure other considerations, such as significant biodiversity values, are also taken into account. There needs to be cross-reference with ECO provisions to ensure biodiversity values are also considered when assessing appropriate activities. Seek amendment of 4. To give better effect to Policy 15 of the NZCPS which does not limit adverse effects to landscape values. Furthermore, we oppose the list in 5. because they do not give effect to s6(b).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	68	NFL - Natural Features and Landscapes	NFL-P7 (Mining activities, quarrying activities and commercial forestry in Outstanding Natural Features and Landscapes)	Multiple	Amend as follows: Mining and quarrying activities and commercial forestry in Outstanding Natural Features and Landscapes are managed as follows: 1. Consider providing ~~Provide~~ for established plantation forestry and ongoing management of existing plantation forestry within Outstanding Natural Features and Landscapes where: a. If located outside the coastal environment: i. Any significant adverse effects on the ~~landscape values~~ key values listed in SCHED4 of the Outstanding Natural Feature or Landscape identified in SCHED~~5~~4 are avoided, and ii. Any other adverse effects on the ~~landscape values~~ key values listed in SCHED4 of the Outstanding Natural Feature or Landscape identified in SCHED54 are avoided, remedied or mitigated, or b. If located within the coastal environment: i. any adverse effects on the ~~landscape values~~ key values listed in SCHED4 of the Outstanding Natural Feature or Landscape identified in SCHED54 are avoided. 2. Avoid the establishment of new commercial forestry and new mining and quarrying activities in Outstanding Natural Features and Landscapes outside the Coastal Environment unless: a. Any adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED5 can be avoided, b. There is a functional or operational need for the activity to locate in the area, and	Do not support the blanket provision for existing activities in 1., as this suggests their effects would not need to be considered if they require reconsenting. Concerned with the consideration of effects within this policy being limited to "landscape values" as this may inappropriately restrict the consideration of values that contribute to the ONFL being outstanding. For example, Policy 25 of the RPS uses nuanced categories for identifying the values that make ONFLs outstanding for example "tangata whenua values" which would not be captured by a simple "landscape values" approach to considering effects. Reference to SCHED5 in this Policy is an error and needs to be amended to SCHED4. Support the provisions in 2. and 3.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	69	NFL - Natural Features and Landscapes	NFL-R1 (Customary harvesting by Mana Whenua in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	70	NFL - Natural Features and Landscapes	NFL-R2 (Restoration and enhancement activities in Outstanding Natural Features and Landscapes)	Support in part	Seek deletion of RDIS at 2.	Question whether restoration activities would ever not achieve compliance with NFL-R2.1a. and therefore suggest RDIS is not needed in this rule.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	71	NFL - Natural Features and Landscapes	NFL-R3 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose	Seek merging of 1. and 2. to apply to all ONFLs and seek merging of 3. and 4. for the same reason.	This rule does not protect ONFLs from inappropriate use and development as it is too permissive. Suggest there should not be any differentiation between ONFLs inside and outside the coastal environment because they are all outstanding and the values that make them so are in both the coastal environment and outside it.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	72	NFL - Natural Features and Landscapes	NFL- R4 (New land use activities in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	73	NFL - Natural Features and Landscapes	NFL-R5 (New Quarrying activities, Mining activities, and Commercial forestry in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	Support non-complying and prohibited status of new quarrying and mining activities in ONFLS.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	74a	NFL - Natural Features and Landscapes	NFL-R6 (Maintenance, repair, alteration or demolition of existing buildings and structures in Outstanding Natural Features and Landscapes)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	74b	NFL - Natural Features and Landscapes	NFL-R7 (New farming fences in Outstanding Natural Features and Landscapes)	Oppose in part	Seek matters added under 1. to enable the consideration of effects on biodiversity.	Concerns regarding the permitted activity as new fences could result in clearance of vegetation or habitat for indigenous fauna. Seek additional matters for consideration to ensure no adverse effects on indigenous biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	75	NFL - Natural Features and Landscapes	NFL-R8 (Additions to existing buildings and structures in Outstanding Natural Features and Landscapes)	Oppose in part	Seek amendment to permitted activity to ensure effects on indigenous biodiversity are considered including that NFL-S1 applies and if this is not supported then additional matters for consideration under 1. to ensure effects on indigenous biodiversity are considered to ensure compliance with s6(b) of the RMA.	To ensure effects on indigenous biodiversity are considered to ensure compliance with s6(b) of the RMA.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	76	NFL - Natural Features and Landscapes	NFL-R9 (New buildings and structures in Outstanding Natural Features and Landscapes)	Oppose in part	Seek amendment to permitted activity to ensure effects on indigenous biodiversity are considered (refer to original submission for further detail).	To ensure effects on indigenous biodiversity are considered to ensure compliance with s6(b) of the RMA (refer to original submission for full reasons)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	77	NFL - Natural Features and Landscapes	NFL-S1 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Oppose	Seek amendment of standard as follows: 1. Removal of indigenous vegetation must not exceed, in total area: a. 50m2 within any five-year continuous period per site within an Outstanding Natural Features or Outstanding Natural Landscape; The matters of discretion are restricted to: 1. The scale of the vegetation removal; 2. The maintenance of indigenous biodiversity; and 3. The effect of the vegetation removal the on landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4.	This standard is far too lenient and does not consider effects on habitat for indigenous fauna. Seek a much-reduced exceedance limit because of the cumulative effects of successive clearance at the limits suggested could lead to effects that are more than minor. It is unnecessary to differentiate between ONFLs inside and outside the CE because they are all Outstanding, therefore, one strong standard should apply to all of them. This was done in Porirua.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	78	CE - Coastal Environment (General)	Introduction	Support in part	Seek clarification in the Introduction regarding the policy documents that this chapter gives effect to including clarity regarding the avoidance policies in Policy 11, 13 and 15 of the NZCPS.	It's not clear how the NZCPS is given effect to in this Chapter. Nor is it clear whether Policy 11 of the NZCPS has been considered in this Chapter at all let alone in the Introduction.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	79	CE - Coastal Environment (General)	CE-O1 (Coastal Environment)	Support in part	Seek amendment as follows: The natural character within the landward extent of the coastal environment is maintained and, where appropriate, restored ~~or enchanced~~.	We support this objective but it does not give adequate effect to Policy 14 of the NZCPS. The term enhance is uncertain and not consistent with Policy 14 which is for restoration and rehabilitation.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	80	CE - Coastal Environment (General)	CE-O2 (High, Very High and Outstanding Coastal Natural Character Areas)	Support in part	Seek amendment as follows: The natural character within the landward extent of the coastal environment and identified characteristics and values of High, Very High and Outstanding Coastal Natural Character Areas in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development.	In order to give effect to NZCPS Policy 13, this policy cannot be limited to areas of high natural character only. Amend to apply to all natural character in the landward extent of the coastal environment.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	81a	CE - Coastal Environment (Hazards)	CE-O3 (Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support in part	Seek amendment to ensure consistency with ECO chapter and NESD-O3	These objectives should not only refer to increased risk to people, property and infrastructure. They should be consistent with the Strategic Direction of the Plan. They should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	81b	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Support in part	Seek amendment to ensure consistency with ECO chapter and NESD-O4	These objectives should not only refer to increased risk to people, property and infrastructure. They should be consistent with the Strategic Direction of the Plan. They should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	81c	CE - Coastal Environment (Hazards)	CE-O5 (Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area)	Support in part	Seek amendment to ensure consistency with ECO chapter and NESD-O5	These objectives should not only refer to increased risk to people, property and infrastructure. They should be consistent with the Strategic Direction of the Plan. They should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	81d	CE - Coastal Environment (Hazards)	CE-O6 (Measures to reduce damage from sea level rise, coastal inundation and coastal erosion)	Support in part	Seek amendment to ensure consistency with ECO chapter and NESD-O6	These objectives should not only refer to increased risk to people, property and infrastructure. They should be consistent with the Strategic Direction of the Plan. They should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	81e	CE - Coastal Environment (Hazards)	CE-O7 (Natural Systems and Features)	Support in part	Seek amendment to ensure consistency with ECO chapter and NESD-O7	These objectives should not only refer to increased risk to people, property and infrastructure. They should be consistent with the Strategic Direction of the Plan. They should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	82	CE - Coastal Environment (General)	CE-P1 (Identification of the Coastal Environment)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	83	CE - Coastal Environment (General)	CE-P2 (Identification of Coastal Natural Character Areas)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	84	CE - Coastal Environment (General)	CE-P3 (Identification of Coastal Natural Character Areas)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	85	CE - Coastal Environment (General)	CE-P4 (Identification of Coastal Natural Character Areas)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	86	CE - Coastal Environment (General)	CE-P5 (Indigenous Vegetation Removal in the Coastal Environment)	Oppose	Seek deletion and seeks to include Policy 11 of the NZCPS in the ECO chapter or alternatively in the CE chapter but giving much clearer effect to Policy 11.	This policy is inconsistent with Policy 11 of the NZCPS and should be addressed in the ECO chapter. It should be clear in this chapter that effects on indigenous biodiversity should be addressed in the ECO chapter.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	87	CE - Coastal Environment (General)	CE-P6 (Use and Development in the Coastal Environment)	Oppose in part	Amend policy as follows: Use and development in the coastal environment are managed as follows: 1. Consider providing~~Provide~~ for use and development in the landward extent of the coastal environment where it: a. Consolidates existing urban areas, ~~and~~ b. Does not establish new urban sprawl along the coastline, and c. Does not contravene Policies 11 and 13 of the NZCPS. 2. Only allow use and development in High and Very High Coastal Natural Character Areas in the coastal environment where: a. Significant adverse effects on the identified values described in SCHED5 are avoided and any other adverse effects on the identified values described in SCHED5 are avoided, remedied or mitigated, and ~~b. It can be demonstrated that:~~ ~~i. The particular values and characteristics of the High or Very High Coastal Natural Character Area as identified in SCHED5 are protected, taking into consideration their vulnerability to change, including the effects of climate change and other natural processes,~~ ~~ii. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that respects the identified values and the design and development integrates with~~ ~~47~~ ~~the existing landform and dominant character of the area,~~ ~~iii. The duration and nature of adverse effects are limited,~~ ~~iv. There is a functional or operational need for the activity to~~	This policy does not give effect to the NZCPS. This policy should be amended to be less definitive about providing for use and development in all cases. That is because several other factors will need to be considered, other than the two listed in 1.It is not clear whether this policy gives effect to Policy 11 of the NZCPS. This should be made explicit, seek wording to that effect. The matters in 2.b. are not consistent with Policy 13(1)(b) of the NZCPS which requires that significant adverse effects are avoided on all areas of natural character of the coastal environment (other than outstanding), we seek deletion. The clauses in 3. do not give effect to Policy 13(1)(a) of the NZCPS, we therefore seek deletion.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	88	CE - Coastal Environment (General)	CE-P7(Mining, Quarrying and Forestry Activities in the Coastal Environment)	Oppose in part	Amend the policy as follows: Mining, quarrying and forestry activities in the coastal environment are managed as follows: 1. Avoid the establishment of new mining, quarrying and forestry activities within the coastal environment. ~~unless:~~ ~~a. Any adverse effects on the natural character of the Coastal Environment can be avoided,~~ ~~b. There is a functional need or operational need for the activity to locate in the area, and~~ ~~c. There are no reasonably practical alternative locations outside of the Coastal Environment.~~ 2. Avoid the establishment of new mining, quarrying and forestry activities within all areas of natural character and within High, Very High or Outstanding Coastal Natural Character Areas.	The clauses under 1. because they are inconsistent with the NZCPS Policy 13(1)(b) requirement to avoid significant adverse effects on all areas of natural character and do not consider matters of functional need etc. Support 2, but this should not be limited to areas of high natural character.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89a	CE - Coastal Environment (General)	CE-P8(Risk-based approach)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89b	CE - Coastal Environment (General)	CE-P9 (Levels of Risk)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89c	CE - Coastal Environment (General)	CE-P10 (Natural systems and features)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89d	CE - Coastal Environment (General)	CE-P11 (Coastal hazard mitigation works)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89e	CE - Coastal Environment (General)	CE-P12 (Coastal hazard mitigation works involving green infrastructure)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89f	CE - Coastal Environment (General)	CE-P13 (Hard engineering coastal hazards mitigation works)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89g	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	89h	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Oppose in part	Seek amendment to ensure the policies pertaining to coastal hazards give effect to the NZCPS and Policy 11 in particular and provide an effects management hierarchy to avoid effects on indigenous biodiversity.	These policies occur in the coastal environment therefore the NZCPS still applies. There needs to be direction in these policies to ensure Policies 11, 13 and 15 are given appropriate effect to. For example, if works are required under CE-P13 then consideration for effects management and avoidance of adverse effects on threatened wildlife, for example little blue penguins/kororā which are common around the coast in Lower Hutt, needs to be included.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	90	CE - Coastal Environment (General)	CE-R1 (Customary harvesting by Tangata Whenua in the Coastal Environment)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	91	CE - Coastal Environment (General)	CE-R2 (Restoration in the Coastal Environment)	Support in part	Seek deletion of RDIS at 3.	Question whether restoration activities would ever not achieve compliance with CE-R2.2. and therefore suggest RDIS is not needed in this rule.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	92	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Oppose	Delete. Or, seeks amendment to make any vegetation clearance non-complying in the coastal environment	This rule is inconsistent with the NZCPS and specifically Policy 11 of the NZCPS and should be addressed in the ECO chapter. Seek deletion this rule or if that is declined then this rule must be amended to cover indigenous vegetation in the coastal environment broadly as Policy 11 of the NZCPS does not differentiate between different coastal character areas and directs avoidance of effects across the coastal environment as a whole.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	93	CE - Coastal Environment (General)	CE-R4 (Land use activities in the Coastal Environment)	Oppose in part	Seeks amendments as follows: Delete 1. Amend 2. To be RDIS with matters of discretion to cross reference the new ECO policy (ECO-PX1 sought above) aimed at the maintenance of biodiversity. It should also reference relevant ECO policies.	Oppose permitted activity status at 1. as it does now allow for consideration of effects on indigenous biodiversity. Seek RDIS to enable matters of discretion to include effects on indigenous biodiversity.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	94	CE - Coastal Environment (General)	CE-R5 (Quarrying activities, Mining activities and Plantation forestry in the Coastal Environment)	Support	Retain as notified.	Support non-complying and prohibited status for quarrying, mining and plantation forestry activities in the coastal environment.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	95	CE - Coastal Environment (General)	CE-R6 (Maintenance repair, alteration and demolition of existing buildings and structures in the Coastal Environment)	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	96	CE - Coastal Environment (General)	CE-R7 (New buildings and structures and additions to existing buildings and structures in the Coastal Environment)	Oppose in part	Seek deletion of 1. and 2.	Oppose the permitted activity status in 1. and 2. as it does not allow for consideration of effects on indigenous biodiversity. Support RDIS and Non-complying status at 3. and 4.
Royal Forest and Bird Protection Society of New Zealand Inc.	424	97a	SCHED1 - Heritage Buildings and Structures	Entire schedule	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	97b	SCHED2 - Heritage Areas	Entire schedule	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	97c	SCHED3 - Notable Trees	Entire schedule	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	97d	SCHED4 - Outstanding Natural Features and Landscapes	Entire schedule	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Royal Forest and Bird Protection Society of New Zealand Inc.	424	97e	SCHED5 - Coastal Natural Character Areas	Entire schedule	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	97f	SCHED6 - Sites and Areas of Significance to Māori	Entire schedule	Support	Retain as notified.	No reasons given specific to this relief (refer to original submission)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	98a	Schedules	New schedule	Oppose (requesting new provision)	Seeks new schedule to reinstate the Significant Natural Resources in Appendix 14E of the Operative District Plan, included as Appendix 1 of submission (see original submission).	To fulfil Hutt City Council's obligations to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna under s6(c) of the RMA (refer to original submission for full reasons)
Royal Forest and Bird Protection Society of New Zealand Inc.	424	98b	Maps - Natural Environment Values Overlays	New significant natural areas	Oppose (requesting new provision)	Seeks new schedule to reinstate the Significant Natural Resources in Appendix 14E of the Operative District Plan, included as Appendix 1 of submission (see original submission).	To fulfil Hutt City Council's obligations to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna under s6(c) of the RMA (refer to original submission for full reasons)
Andrea Hilton	425	1	Designations	MEDU-45 - St Bernard's College	Support in part	Seeks inclusion of a condition that prevents new buildings or structures being constructed on the boundary if they shade the adjoining land	To control the effects of future buildings or structures on adjacent land
Andrea Hilton	425	2	Designations	MEDU-45 - St Bernard's College	Support in part	Seeks inclusion of a condition not allowing new buildings to have windows that look into adjoining land and not allowing new structures that enable people to look into adjoining land	To protect the privacy of the occupiers of adjoining land To control the effects of future buildings or structures on adjacent land
Andrea Hilton	425	3a	Designations	MEDU-45 - St Bernard's College	Support in part	Seeks inclusion of a condition that prevents the reduction of onsite parking. (Refer to original submission)	To prevent additional demand on the street parking around St Bernard's College and additional traffic congestion in Anderson Grove.
Andrea Hilton	425	3b	Designations	MEDU-45 - St Bernard's College	Support in part	Seeks inclusion of a condition that onsite parking, in addition to existing onsite parking, is provided for all vehicles belonging to the College. (Refer to original submission)	To prevent additional demand on the street parking around St Bernard's College and additional traffic congestion in Anderson Grove.
Andrea Hilton	425	4	Designations	MEDU-45 - St Bernard's College	Support in part	Seeks inclusion of a condition that residential zone noise levels in district plan apply	Reasons given not specific to this relief, see original submission
Andrea Hilton	425	5	Designations	MEDU-45 - St Bernard's College	Neutral	No specific relief requested	Does not oppose St Bernard's being designated in the District Plan as land for educational purposes. Accepts that it is an established use of the land, however should include conditions that prevent increased severity of existing adverse environmental effects or new adverse effects

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
My Land Group	426	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 426.2a to 426.23 are accepted	Evaluation is flawed, not confident achieves the purpose of the RMA. Refer to original submission for full reasons
My Land Group	426	2a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Amend	Seeks that category 1 sites are "confined to: 1. significant sites on public land; and 2. demonstrably intact sites with such clear and obvious heritage value that impositions on private land use and development can be justified in accordance with the purpose of the [Resource Management] Act."	Beyond certain category 1 sites, which are clearly linked to existing physical sites, there cannot be confidence in the definitions of any of the sites identified in the Plan. Refer to original submission for full reasons and examples
My Land Group	426	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Amend	Seeks that categories 2 and 3 be merged "into a single category that is not subject to land use restrictions beyond the accidental discovery protocol."	Beyond certain category 1 sites, which are clearly linked to existing physical sites, there cannot be confidence in the definitions of any of the sites identified in the Plan. Refer to original submission for full reasons and examples
My Land Group	426	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be justified in accordance with the purpose of the Act), protected and maintained"	To ensure that the policy does not impose bottom lines, other than for genuine heritage sites such as intact historic urupā or genuine archaeological sites. Refer to original submission for full reasons.
My Land Group	426	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with property rights."	To ensure that the policy does not impose bottom lines, other than for genuine heritage sites such as intact historic urupā or genuine archaeological sites. Refer to original submission for full reasons.
My Land Group	426	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Providing, as an additional matter (to the outcomes sought in SASM-O1 and SASM-O2), self-determination for Māori over sites is tantamount to recognising that mana whenua have a quasi-property interest in privately owned land within SASMs. Refer to original submission for full reasons.
My Land Group	426	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	Providing, as an additional matter (to the outcomes sought in SASM-O1 and SASM-O2), self-determination for Māori over sites is tantamount to recognising that mana whenua have a quasi-property interest in privately owned land within SASMs. Refer to original submission for full reasons.
My Land Group	426	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
My Land Group	426	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 426.2a is accepted	Reasons given not specific to this relief, see original submission
My Land Group	426	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	Reasons given not specific to this relief, see original submission
My Land Group	426	10	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 426.2b)	Reasons given not specific to this relief, see original submission
My Land Group	426	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Reasons given not specific to this relief, see original submission
My Land Group	426	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 426.2a)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
My Land Group	426	13	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: “Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation~~, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation~~. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Reasons given not specific to this relief, see original submission
My Land Group	426	14	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: “Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)”	Reasons given not specific to this relief, see original submission
My Land Group	426	15	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that restrictions on land disturbances beyond the accidental discovery protocol apply to category 1 sites	Reasons given not specific to this relief, see original submission
My Land Group	426	16	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
My Land Group	426	17	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 426.2a)	No explanation about how restricting site development to the (unidentified) values that must be protected. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
My Land Group	426	18	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
My Land Group	426	19	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Seeks that guidance is provided for landowners about what qualifies as an "artefact", for example by reference to a list of examples or a legislative definition	Reasons given not specific to this relief, see original submission
My Land Group	426	20	EW - Earthworks	EW-P10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Delete policy OR Amend the policy so that its application is confined to category 1 sites (as defined in submission point 426.2a)	Reasons given not specific to this relief, see original submission
My Land Group	426	21	EW - Earthworks	EW-R10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose	Delete rule OR Amend the rule so that is application is confined to category 1 sites (as defined in submission point 426.2a)	Reasons given not specific to this relief, see original submission
My Land Group	426	22	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose	Delete OR If retained in some form, delete clause (4)	Reasons given not specific to this relief, see original submission
My Land Group	426	23	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete rule	Reasons given not specific to this relief, see original submission
David Surrey	427	1a	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 128A - 128D Randwick Road, Moera	Oppose in part	Rezone to a residential zone	Some areas in mapping where highly fragmented properties have been mapped as Mixed Use. Reality is that their ownership structure will never allow for these activities to occur. Better to be mapped as residential as this reflects their actual use.
David Surrey	427	1b	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 1115A - 1119E High Street, Taita	Oppose in part	Rezone to a residential zone	Some areas in mapping where highly fragmented properties have been mapped as Mixed Use. Reality is that their ownership structure will never allow for these activities to occur. Better to be mapped as residential as this reflects their actual use.
David Surrey	427	1c	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 1 - 53 McGrath Way, Taita	Oppose in part	Rezone to a residential zone	Some areas in mapping where highly fragmented properties have been mapped as Mixed Use. Reality is that their ownership structure will never allow for these activities to occur. Better to be mapped as residential as this reflects their actual use.
David Surrey	427	1d	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 1/564 - 9/546 High Street, Boulcott	Oppose in part	Rezone to a residential zone	Some areas in mapping where highly fragmented properties have been mapped as Mixed Use. Reality is that their ownership structure will never allow for these activities to occur. Better to be mapped as residential as this reflects their actual use.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
David Surrey	427	1e	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 682A - 682E, 684 and 686 High Street, Boulcott	Oppose in part	Rezone to a residential zone	Some areas in mapping where highly fragmented properties have been mapped as Mixed Use. Reality is that their ownership structure will never allow for these activities to occur. Better to be mapped as residential as this reflects their actual use.
David Surrey	427	1f	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 701A - 701D High Street	Oppose in part	Rezone the driveways to these properties as High Density Residential Zone (inferred - refer to original submission)	Some areas in mapping where highly fragmented properties have been mapped as Mixed Use. Reality is that their ownership structure will never allow for these activities to occur. Better to be mapped as residential as this reflects their actual use.
David Surrey	427	2	FC - Financial Contributions	Reserves contributions	Oppose in part	Seeks no increase to reserves contributions	The Council already makes development expensive through the development contributions policy. There should be further consideration as to whether a 40% increase in this fee is appropriate.
David Surrey	427	3	SUB - Subdivision	SUB-S1 (Allotment size)	Support in part	Amend standard as follows: "5. Rural Lifestyle: ~~1ha~~ 0.5ha"	Supports reduction minimum lot size compared to operative district plan. A further reduction would ensure there is efficient use of this resource. 1 hectare lots are a bit of an undesirable size, whereas 0.5 hectare lots are big enough for effluent disposal and provides rural lifestyle living, without being so large they are undesirable or too much work for future occupants
David Surrey	427	4a	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays	Oppose in part	Seeks a review of the sea level rise assumptions used in the model to incorporate a more realistic RCP scenario (Refer to original submission)	The RCP used is considered to be unlikely to occur by the IPCC and therefore a more realistic RCP scenario needs to be used. This should reduce the area impacted by hazards to a more realistic situation.
David Surrey	427	4b	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlays	Oppose in part	Seeks a review of the sea level rise assumptions used in the model to incorporate a more realistic RCP scenario (Refer to original submission)	The RCP used is considered to be unlikely to occur by the IPCC and therefore a more realistic RCP scenario needs to be used. This should reduce the area impacted by hazards to a more realistic situation.
David Surrey	427	5	Residential Zones	All zones	Oppose in part	Seeks that objective and policies of residential zone chapters, are replaced by the objectives and policies that were introduced by Plan Change 56, were equivalents exist (inferred - refer to original submission)	Unless there is evidence to support their change due to undesirable outcomes, then these existing provisions should remain as they are clearer than the proposed provisions.
David Surrey	427	6	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose in part	Seeks that the minimum lot size for the General Rural Zone is reduced to either 5 or 10 ha.	Unclear what this lot size is trying to protect. Many of the rural properties cannot be used for meaningful farming activities due to their poor soils and often steep terrain. A reduced minimum lot size allows for more flexible use of these properties and allows for some subdivision, while also ensuring that the rural character of the rural area is maintained.
David Surrey	427	7	GRUZ - General Rural Zone	GRUZ-R13 (Rural industries)	Support in part	Seeks that matters of discretion are expanded to include hours of operation, number of traffic movements, and visual amenity impacts	The restricted discretionary activity status is fine. The requested relief would ensure a more holistic consideration of the impacts of these activities can occur

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
David Surrey	427	8	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Oppose in part	Seeks that the policy is re-written to provide a description of the effects from activities that are potentially compatible with the rural environment, instead of listing the activities. Such matters could include: -maintain the rural character of the local area, -have low traffic volumes, -do not require intensive infrastructure, -are small in size, -support the well-being of the local community etc.....	Some of the activities listed are not supported through the rule frameworks and therefore there is a disconnect with the policy and the rules. A policy describing the traits of activities that are compatible would be more helpful and provide more considered assessment of a range of activities.
David Surrey	427	9	RLZ - Rural Lifestyle Zone	RLZ-P2 (Compatible activities)	Oppose in part	Seeks that the policy is re-written to provide a description of the effects from activities that are potentially compatible with the rural environment, instead of listing the activities. Such matters could include: -maintain the rural character of the local area, -have low traffic volumes, -do not require intensive infrastructure, -are small in size, -support the well-being of the local community etc..... (inferred - refer to original submission)	Refer to reasons given for submission point 427.8
David Surrey	427	10a	RLZ - Rural Lifestyle Zone	RLZ-R6 (Residential activities)	Support in part	Seeks that the matters of discretion be expanded to include: -the apparent density arising from the additional residential units, -the need of landscaping to mitigate any effects, and -the outcomes sought under the policy framework.	The matters of discretion are too brief and do not align with the policy framework
David Surrey	427	10b	RLZ - Rural Lifestyle Zone	Policies	Support in part	Seeks that amendments to the policy framework be considered to support the restricted activity status under RLZ-R6 and the additional matters of discretion requested as relief in submission point 427.10a	To support the restricted activity status under RLZ-R6 and the additional matters of discretion requested as relief in submission point 427.10a The matters of discretion are too brief and do not align with the policy framework
David Surrey	427	11a	GRUZ - General Rural Zone	GRUZ-R6 (Residential activities)	Support in part	Seeks that the matters of discretion should be expanded to include: -the apparent density arising from the additional residential units, -the need of landscaping to mitigate any effects, and -the outcomes sought under the policy framework.	The matters of discretion are too brief and do not align with the policy framework
David Surrey	427	11b	GRUZ - General Rural Zone	Policies	Support in part	Seeks that amendments to the policy framework be considered to support the restricted activity status under RLZ-R6 and the additional matters of discretion requested as relief in submission point 427.11a	To support the restricted activity status under RLZ-R6 and the additional matters of discretion requested as relief in submission point 427.11a The matters of discretion are too brief and do not align with the policy framework
David Surrey	427	12	NH - Natural Hazards	Flood Hazard Overlay provisions	Oppose in part	Seeks that provision is made in the policies and rules for the floor levels to not be met in the flood hazard overlay, providing flood resistant design is used. This could be as a restricted discretionary activity, with appropriate policy support.	The high, medium and low flood hazard overlay covers a large number of commercial properties. These buildings have accessibility requirements under the building code that need to be met and which means that floor levels are unable to be met.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
David Surrey	427	13a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks that the Slope Assessment Overlay is refined to remove small or low slopes	There are concerns around the accuracy of these maps. These maps are picking up small slopes where there is no real risk of hazards.
David Surrey	427	13b	EW - Earthworks	Slope Assessment Overlay provisions	Oppose in part	Seeks that a different policy and rule framework applies for properties in the Slope Assessment Overlay which are at the base of hills as opposed to those properties on hills. The rule framework could be tied to buildings rather than earthworks, and a controlled activity status to allow for works, providing there is a geotechnical report	Reasons given not specific to this relief, see original submission
David Surrey	427	14	NH - Natural Hazards	Flood Hazard Overlay provisions	Oppose in part	Seeks that rules pertaining to residential and non-residential buildings in the Low, Medium and High Flood Hazard Areas, are relaxed to a greater extent of additions permitted. This may include changes to the policy to include the explicit consideration of flood resistant design.	Due to the large extent of the hazard areas and the potential for property owners to not be able to undertake any future works to their buildings as the existing rule framework makes it really hard to undertake additions to dwellings
David Surrey	427	15a	CE - Coastal Environment (Hazards)	Coastal Hazard provisions	Oppose in part	Seeks that the wording of objectives, policies and rules are amended to align with the wording used in other District Plans being - less hazard sensitive activities, potentially hazard sensitive activities and hazard sensitive activities	Reasons given not specific to this relief, see original submission
David Surrey	427	15b	NH - Natural Hazards	Whole chapter	Oppose in part	Seeks that the wording of objectives, policies and rules are amended to align with the wording used in other District Plans being - less hazard sensitive activities, potentially hazard sensitive activities and hazard sensitive activities	Reasons given not specific to this relief, see original submission
David Surrey	427	16	CE - Coastal Environment (Hazards)	CE-R15, CE-R16	Oppose in part	Seeks that zone-specific clauses in these rules are split out into separate rules. (Refer to original submission)	To make it easier to understand for plan users
David Surrey	427	17	CE - Coastal Environment (Hazards)	Coastal Hazard provisions	Oppose in part	Seeks consideration for providing a permitted activity status for some developments (up to two or three residential units on a site) or allowing for non-residential activities or a certain scale to be built as a permitted activity. This would also need the support of a new policy to allow for these activities.	Reasons given not specific to this relief, see original submission
David Surrey	427	18	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that Coastal Inundation Overlay does not include areas subject to inundation depths of 150mm or less. (Refer to original submission)	The current coastal hazard framework does not have any consideration of the inundation depths. As a result, areas with 2m of coastal hazard inundation depth would be treated the same as areas with 0.1m of coastal hazard inundation depth. The hazard map overlays may be adjusted to remove inundation depths below a certain level as they will not be a level that constitutes a hazard that warrants land use planning.
David Surrey	427	19a	NH - Natural Hazards	New policy - risk assessments	Oppose (requesting new provision)	Seeks the inclusion of a new policy which provides direction on when risk assessments are need to be used. This would likely apply to high natural hazard overlays	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
David Surrey	427	19b	CE - Coastal Environment (Hazards)	New policy - risk assessments	Oppose (requesting new provision)	Seeks the inclusion of a new policy which provides direction on when risk assessments are need to be used. This would likely apply to high coastal hazard overlays and coastal hazard overlays as well	Reasons given not specific to this relief, see original submission
David Surrey	427	20a	NH - Natural Hazards	Policies	Oppose in part	Seeks that the policies are reconfigured so that they are easier to read. This could be done around activity type (i.e hazard sensitive, potentially hazard sensitive and less hazard sensitive activities) and the different natural hazards.	This will make it easier for plan users to read
David Surrey	427	20b	CE - Coastal Environment (Hazards)	Policies	Oppose in part	Seeks that the policies are reconfigured so that they are easier to read. This could be done around activity type (i.e hazard sensitive, potentially hazard sensitive and less hazard sensitive activities) and the different natural hazards.	This will make it easier for plan users to read
Deelia Mills and Shamus Mills	428	1	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support	Retain policy as notified	Importance of recognising Māori heritage in relation to Hutt landscapes
Deelia Mills and Shamus Mills	428	2	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested. (Refer to original submission).	The provision is strongly worded and could make it difficult to obtain consent for non-permitted activities.
Deelia Mills and Shamus Mills	428	3	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Protect~~ Acknowledge sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori ~~from inappropriate subdivision, use, or development~~."	Reasons given not specific to this relief, see original submission
Deelia Mills and Shamus Mills	428	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose in part	Amend as follows: "~~Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on~~ Acknowledge sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori."	Reasons given not specific to this relief, see original submission
Deelia Mills and Shamus Mills	428	5	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Deelia Mills and Shamus Mills	428	6	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Oppose in part	Amend as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided that the activity is consistent with the property rights of the landowner on which the activity takes place."	Clarify intent of policy noting RMA cannot erode property rights.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Deelia Mills and Shamus Mills	428	7	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Amend as follows: "Encourage landowners to: 1. Engage with tangata whenua where subdivision, use, or development has the potential to adversely affect sites or areas of significance to Māori, and 2. Work with tangata whenua to manage, maintain, preserve and protect sites and areas of significance to Māori, where doing so is practicable and proportionate in the circumstances."	To ensure property rights are protected in resource consent process if submission point 428.12 not accepted.
Deelia Mills and Shamus Mills	428	8	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Support in part	Amend each numbered paragraph to add one of the following: "... to the extent to which it is reasonable for the proposal to respond to or incorporate the outcomes of that consultation." "... the extent to which it is reasonable to expect the proposal to reflect those values in private property." "... to the extent relevant to private property."	To ensure property rights are protected in resource consent process if submission point 428.12 not accepted.
Deelia Mills and Shamus Mills	428	9	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose in part	Amend title of SASM-R1 as follows: "Undertaking tikanga Māori within a public Site or Area of Significance to Māori, or private land with approval of the owner."	To clarify no intent to provide rights over private land.
Deelia Mills and Shamus Mills	428	10	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Neutral	No relief requested.	Supports accidental discovery protocol requirement, but this is all the protection that is required.
Deelia Mills and Shamus Mills	428	11	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Deelia Mills and Shamus Mills	428	12	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Seeks amendments to remove resource consent requirements for Category 2 SASMs.	Requiring consultation with tangata whenua will limit property rights and development. Applying rule to category 2 SASMs is beyond reasonable.
Deelia Mills and Shamus Mills	428	13	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision as notified	Reasons given not specific to this relief, see original submission
Deelia Mills and Shamus Mills	428	14	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain provision as notified	Is reasonable in the interest of supporting Māori heritage and cultural values.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
New Zealand Heavy Haulage Association Inc	429	03	Whole Plan	n/a	Amend	Seeks "that the Hutt City District Plan have clear and identifiable rules for new and recycled buildings that are relocated onto a new site"	Reasons given not specific to this relief, see original submission
New Zealand Heavy Haulage Association Inc	429	08	Whole Plan	n/a	Amend	Seeks that Council "provide for clear direction for property owners in the Hutt City area that wish to relocate a building to their site"	Consistency with Environment Court decision in *New Zealand Heavy Haulage Association Inc v Central Otago District Council,* and considers "This is a way for the Council to encourage cost effective housing options, and sustainable re-use of existing housing stock." and "no real difference in effect and amenity value terms between the in situ construction of a new dwelling and relocation of a second-hand dwelling, subject to appropriate permitted activity performance standards."
New Zealand Heavy Haulage Association Inc	429	17a	Definitions	Building	Amend	Seeks "Modification of the definition of “building” to specifically include second hand relocated buildings"	Reasons given not specific to this relief, see original submission
New Zealand Heavy Haulage Association Inc	429	17b	Definitions	New definition - "relocated building"	Oppose (requesting new provision)	Add a definition of "relocated building" as "means the relocation of an existing building to another site, but excludes the movement of a building within the same title or buildings that are new and have not been used.”	Reasons given not specific to this relief, see original submission
New Zealand Heavy Haulage Association Inc	429	17c	Zones	Buildings and Structures rules - all zones	Oppose (requesting new provision)	Seeks "The insertion of rules with express provision for relocated buildings as a permitted activity in all zones, with performance standards and criteria ... " [see original submission for the requested performance standards and criteria, p5]	Reasons given not specific to this relief, see original submission
New Zealand Heavy Haulage Association Inc	429	17d	Zones	Buildings and Structures rules - all zones	Oppose (requesting new provision)	Seeks "Council retaining a degree of control over relocated buildings through the use of performance/permitted activity standards, including through the use of a building preinspection report ..." [see original submission for the recommended template, p6-19]	Reasons given not specific to this relief, see original submission
New Zealand Heavy Haulage Association Inc	429	17e	Zones	Buildings and Structures rules - all zones	Oppose (requesting new provision)	Seeks "Restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards" [that would be introduced with submission points 429.17c and 429.17d]	Reasons given not specific to this relief, see original submission
Grant Sinclair	430	1	Maps - Natural Environment Values Overlays	Natural Feature, Natural Landscape or Coastal Natural Character Area overlays 24 Cheviot Road, Lowry Bay	Oppose	Seeks that any Natural Feature, Natural Landscape or Coastal Natural Character Area designations (whether they be categorised as “outstanding”, “very high” or “high”) are removed from 24 Cheviot Road, Lowry Bay.	Very small area of property included. Private property rights Reserve is not well maintained (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Grant Sinclair	430	2	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that Council withdraws and rescinds the sections in the Proposed District Plan dealing with Sites and Areas of Significance to Maori as they impact on privately owned property	Evidence base Subjective mapping (refer to original submission for full reasons)
Grant Sinclair	430	3	SASM - Sites and Areas of Significance to Māori	None specific	Other/Not stated	Seeks that Council publicly release all reports/studies/opinions/advice which led to and enabled them to precisely delineate which privately owned properties (within their ambit of responsibility) were “of significance to Maori”. (This in the interests of informed public discussion and consultation). And publicly release full details of the contract(s) Council entered into with iwi when they delegated specific consenting powers to iwi (again in the interests of informed public discussion). And publicly release full details of the procedures that were followed to ensure that all conflicts of interest issues were appropriately handled during Council’s deliberations concerning privately owned property deemed to be of signifance to Maori.	Evidence base Subjective mapping Conflicts of interest (refer to original submission for full reasons)
Grant Sinclair	430	4	Maps - SASMs	All SASMs	Oppose	Seeks that Council withdraws and rescinds the sections in the Proposed District Plan dealing with Sites and Areas of Significance to Māori as they impact on privately owned property	Evidence base Subjective mapping (refer to original submission for full reasons)
Dr Tingdong Guo	431	1	SCHED6 - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that Council: -extend the consulation submission period, and -mail "info flyers to every affected landowners/households" (refer to original submission)	To ensure all affected landowners can participate. Refer to original submission for full reasons
Dr Tingdong Guo	431	2	Maps - SASMs	Puke Tirotiro - Category 3	Oppose	Seeks that private properties are removed from Category 3 SASMs, including the Puke-Tirotiro (category 3) SASM	Impact on private property rights. Refer to original submission for full reasons
Dr Tingdong Guo	431	3	Maps - SASMs	All SASMs	Oppose	Seeks that Sites and Areas of Significance to Māori are only applied to reserve or Crown land where: - cultural significance is rigorously documented, and -Management aligns with public stewardship frameworks	Impact on private property rights. Refer to original submission for full reasons
Dr Tingdong Guo	431	4	SASM - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that if the application of Sites and Areas of Significance to Māori to private land is retained, then there is the option of "voluntary purchase by the Council: If the Council believes the site’s protection is imperative, we are willing to sell our property at price we purchased to avoid inequitable losses".	Reasons given not specific to this relief, see original submission
Jan Wijninckx	432	1	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that property rights, with regard to Sites and Areas of Significance to Māori, "stay as they were, pre your proposal" (inferred - refer to original submission)	Divides our community, it increases the costs for ratepayers and causes grief for home owners affected

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian and Raylene Caddis	433	1	Maps - SASMs	Ōruamātoro Pā (category 2) - 618 Marine Drive, Days Bay	Oppose in part	Seeks that the Ōruamātoro Pā SASM is removed from 618 Marine Drive, Days Bay	The affected part of the land is already permanently covenanted in favour of the Wellington Tenths Trust
Ian and Raylene Caddis	433	2a	Maps - Natural Environment Values Overlays	Outstanding Natural Feature - 618 Marine Drive Days Bay	Oppose in part	Seeks that 618 Marine Drive, Days Bay is excluded from the Outstanding Natural Feature Overlay	Information relied on in review is out of date, principal item which occupies area of site subject to overlay is a wilding pine tree, close to edge of overlay. Refer to original submission for full reasons
Ian and Raylene Caddis	433	2b	Maps - Natural Environment Values Overlays	Outstanding Natural Landscape - 618 Marine Drive Days Bay	Oppose in part	Seeks that 618 Marine Drive, Days Bay is excluded from the Outstanding Natural Landscape Overlay	Information relied on in review is out of date, principal item which occupies area of site subject to overlay is a wilding pine tree, close to edge of overlay. Refer to original submission for full reasons
Ian and Raylene Caddis	433	2c	Maps - Natural Environment Values Overlays	High and Very High Coastal Natural Character Area - 618 Marine Drive Days Bay	Oppose in part	Seeks that 618 Marine Drive, Days Bay is excluded from any Coastal Natural Character Area	Information relied on in review is out of date, principal item which occupies area of site subject to overlay is a wilding pine tree, close to edge of overlay. Refer to original submission for full reasons
Ian and Raylene Caddis	433	3	NH - Natural Hazards	Flood Hazard Overlay	Other/Not stated	Seeks that Council undertake improvements to the stormwater network in and around Marine Drive, Days Bay, including: -Restore stormwater drains which pass through footpaths on the seaward side opposite each of the four properties to the immediate south of 618 Marine Drive, Days Bay -Clear and properly maintain the channel adjacent to the kerb on the seaward side and the drains that remain -Install and maintain a sump to keep the channel clear of debris and free to flow, and reconstruct the broken carriageway on Marine Drive	Accuracy of flood modelling, impact of cycleway on stormwater network
Ian and Raylene Caddis	433	4	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Other/Not stated	No relief requested	Accuracy of Slope Failure and Susceptibility Assessment and inclusion of 618 Marine Drive. Refer to original assessment for full reasons
Ian and Raylene Caddis	433	5	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 433.6 to 433.28 are accepted	Definition of category 2 and 3 SASMs arbitrary Values of SASMs have not been identified Inadequate assessment of costs to landowners and community Not required by RMA Refer to original submission for full reasons
Ian and Raylene Caddis	433	6	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian and Raylene Caddis	433	7	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Ian and Raylene Caddis	433	8	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be demonstrated in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Ian and Raylene Caddis	433	9	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights or with consent of that property owner."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Ian and Raylene Caddis	433	10	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land. Refer to original submission for full reasons
Ian and Raylene Caddis	433	11	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause ("mana motuhake") and the reference to "contemporary connections" appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons
Ian and Raylene Caddis	433	12	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 433.6 are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Ian and Raylene Caddis	433	13	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian and Raylene Caddis	433	14	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 433.6 is accepted	Reasons given not specific to this relief, see original submission
Ian and Raylene Caddis	433	15	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Ian and Raylene Caddis	433	16a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Ian and Raylene Caddis	433	16b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 433.7)	Reasons given not specific to this relief, see original submission
Ian and Raylene Caddis	433	17	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Ian and Raylene Caddis	433	18	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 433.6)	Reasons given not specific to this relief, see original submission
Ian and Raylene Caddis	433	19	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian and Raylene Caddis	433	20	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Ian and Raylene Caddis	433	21	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Ian and Raylene Caddis	433	22	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 433.6 Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Ian and Raylene Caddis	433	23	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian and Raylene Caddis	433	24	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 433.6)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Ian and Raylene Caddis	433	25	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Ian and Raylene Caddis	433	26	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 433.22	No specific reasons given in relation to this submission point, refers to submission point 433.22
Ian and Raylene Caddis	433	27a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Ian and Raylene Caddis	433	27b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 433.6)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Ian and Raylene Caddis	433	27c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 433.6)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Ian and Raylene Caddis	433	27d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Ian and Raylene Caddis	433	27e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Ian and Raylene Caddis	433	28	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 433.6 Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Ian and Raylene Caddis	433	29	Whole Plan	None specific	Other/Not stated	Seeks that "adequate provision should be made and included in any new District Plan enabling a would-be applicant to show that the required works and applications have already been completed and the Applicant is exempt for further enquiry".	"No reason why ratepayers or other interested parties expected by the Proposed District Plan to obtain Resource and other consents should be required to do so in any instance where they are able to show that the work and or applications required have already been completed."
Elizabeth Mary Nightingale	434	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose	Remove Slope Assessment Overlay from hillside properties (inferred, see original submission) and should not be included on LIM reports unless there has been a specific issue on that property that needs to be notes	Do not include the slope assessment overlay on properties without a specific issue on LIM's. Concerns around not site specific and blanket overlay. Lack of consultation with residents. (Refer to original submission for full reasons)
Jan Huppert and Tomas Huppert	435	1	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose in part	No specific relief requested	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Refer to original submission for full reasons and examples
Jan Huppert and Tomas Huppert	435	2	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: “The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for.”	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Jan Huppert and Tomas Huppert	435	3	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, crosschecked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Jan Huppert and Tomas Huppert	435	4	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Jan Huppert and Tomas Huppert	435	5	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, "as long as category 1 sites are defined as in my Schedule 6 submission." (Refer to original submission)	Reasons given not specific to this relief, see original submission
Jan Huppert and Tomas Huppert	435	6	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	“Avoid, remedy, or mitigate” is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Jan Huppert and Tomas Huppert	435	7	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission

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Jan Huppert and Tomas Huppert	435	8	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites	Reasons given not specific to this relief, see original submission
Jan Huppert and Tomas Huppert	435	9	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Jan Huppert and Tomas Huppert	435	10	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (Refer to original submission)	Reasons given not specific to this relief, see original submission
Jan Huppert and Tomas Huppert	435	11	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Jan Huppert and Tomas Huppert	435	12	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred)	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Clause 1 of policy comes close to establishing a Mana Whenua veto over resource consent applications. Refer to original submission for full reasons.
Jan Huppert and Tomas Huppert	435	13	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Jan Huppert and Tomas Huppert	435	14	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, "provided that those sites are defined in a way that is consistent with my submission on Schedule 6" Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Jan Huppert and Tomas Huppert	435	15	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

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Jan Huppert and Tomas Huppert	435	16	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development. Refer to original submission for full reasons
Jan Huppert and Tomas Huppert	435	17	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Jan Huppert and Tomas Huppert	435	18	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 435.14	No specific reasons given in relation to this submission point, refers to submission point 435.14
Jan Huppert and Tomas Huppert	435	19a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Jan Huppert and Tomas Huppert	435	19b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites ("provided these sites are defined as described in my submission on Schedule 6"). Refer to original submission.	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Jan Huppert and Tomas Huppert	435	19c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites ("provided these sites are defined as described in my submission on Schedule 6"). Refer to original submission	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Jan Huppert and Tomas Huppert	435	19d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Jan Huppert and Tomas Huppert	435	19e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Jan Huppert and Tomas Huppert	435	20	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, "provided these sites are defined as described in my submission on Schedule 6". Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
NRG Holdings Limited	436	1	Maps - SASMs	Hikoikoi Pā (category 2)	Oppose in part	Seeks that "8 Waione Street, and the Waione Street fronting properties north of the western end of [Marine] Parade up to Kirkcaldy Street" are removed from "Site and Areas of Significance for Māori - Hikoikoi Pā"	Evidence base supporting identification of SASM Impact on property interests and redevelopment opportunities (Refer to original submission for full reasons)
NRG Holdings Limited	436	2	Maps - Natural and Coastal Hazard Overlays	All SASMs	Oppose in part	Seeks that "all private properties" are removed "from being identified as a [Site and Area of Significance to Māori]"	Private property rights are being degraded by the inclusion in the PDP in SASMs
NRG Holdings Limited	436	3	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 6 Waione Street	Support	Retain General Industrial Zone for 6 Waione Street, Petone (inferred - refer to original submission)	Redevelopment opportunities enabled in the zone
Manaaki Graham	437	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Manaaki Graham	437	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Sanna and Mark McGavin	438	1	Maps - Zoning / Residential	Mixed Use Zoning - 35-39 Major Drive, Kelson	Oppose	Remove Mixed Use Zoning and Re-Zone 35 – 39 Major Drive, Kelson within the Medium Density Residential Zone.	Impact on residential character Traffic safety issues Potentially for activities which are less beneficial for the community Site is not consistent with the intention of Mixed Use Zone areas Concerns about notification preclusions (refer to original submission for full reasons)
Sanna and Mark McGavin	438	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 46 Major Drive	Oppose	Seeks that 46 Major Drive is excluded from the Slope Assessment Overlay	The information relied upon is incomplete and has not provided site specific analysis of all properties within the overlay. Geotechnical assessments already covered through Building Act and Resource Management Act Cost on property owners for geotechnical assessments and insurance (refer to original submission for full reasons)
Sanna and Mark McGavin	438	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - Whole Overlay	Oppose	Seeks wider reconsideration of the inclusion of the Slope Assessment Overlay in the plan, including related objectives, policies and rules in the Natural Hazards, Subdivision and Earthworks Chapters	The information relied upon is incomplete and has not provided site specific analysis of all properties within the overlay. Geotechnical assessments already covered through Building Act and Resource Management Act Cost on property owners for geotechnical assessments and insurance (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Cacace Family Trust	439	1	SASM - Sites and Areas of Significance to Māori	Objectives, Policies, and Rules.	Oppose	Seeks that "the [proposed protections for Sites and Areas of Significance to Māori] does not proceed" (inferred - refer to original submission).	Council does not have the jurisdiction / obligation to impose Treaty Principles Is ultra vires of the Council and its empowering legislation (Refer to original submission for full reasons)
Cacace Family Trust	439	2a	SASM - Sites and Areas of Significance to Māori	SASM - P1 (Identify sites and areas of significance to Māori)	Oppose	Delete policy (inferred - refer to original submission)	Financial penalties and rights of landowners
Cacace Family Trust	439	2b	Maps - SASMs	All SASMs	Oppose	Remove Sites and Areas of Significance to Māori overlay (inferred - refer to original submission	Financial penalties and rights of landowners
Cacace Family Trust	439	3	Maps - SASMs	Pito One Precinct (Category 2)	Oppose	Remove Site and Area of Significance to Māori Pito One Precinct (Category 2) - (inferred - refer to original submission)	No physical, concrete evidence of a pā site. No archaeological evidence. Refer to original submission for full reasons
Cacace Family Trust	439	4	SASM - Sites and Areas of Significance to Māori	None specific	Oppose	Seeks that Council not proceed with proposed protections for Sites and Areas of Significance to Māori (inferred - refer to original submission)	Wasteful of Council funds if this matter was to proceed with the looming approved certainty that the Act is to be withdrawn.
Policy Planning team of the Hutt City Council	440	1	Whole Plan	General	Oppose in part	Seeks that corrections are made of all: • typos, • misspellings, • use of incorrect terms where a similar term is defined, • errors and inconsistencies in numbering, and • cross-references within the plan	There may be errors within the plan that require correction to assist the implementation and application of the plan and provide plan clarity.
Policy Planning team of the Hutt City Council	440	2	Whole Plan	General	Oppose in part	Seeks that there is consistent use of one spelling of “Petone”, “Pito-one” or “Pito One” throughout the Plan	In order to provide consistency across the plan and clarity for plan users, No preference is provided at this stage.
Policy Planning team of the Hutt City Council	440	3	Whole Plan	Various	Oppose in part	Amend “reverse sensitivity effects” to “reverse sensitivity” throughout the plan to be consistent with definition.	The plan is not consistent in its reference to “reverse sensitivity effects” or simply “reverse sensitivity”. This should be consistent to clarity and certainty for plan users. The correction would also assist with the use of hyperlinks in the plan.
Policy Planning team of the Hutt City Council	440	4	Whole Plan	NH-P7, GRUZ-P2, RLZ-P2, LIZ-P3, GIZ-P3, REG-O2	Support in part	Seeks that “operational or functional need(s)” is replaced with “operational <u>need</u> or functional need” and “operational and functional need” is replaced with “operational <u>need</u> and functional need”. Note: Council is not seeking amendment to the use of ‘or’ and ‘and’ as a whole plan correction within this submission point.	To enable an e-Plan function which displays the definition (as a pop-up), when defined terms are used in text. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	5	Whole Plan	General	Oppose in part	Seeks that there is consistent use of “Matters of discretion are restricted to:”, and not “Matters of discretion are limited to”.	The plan is not consistent in its reference to matters of discretion. Consistency across the plan would provide clarity for plan users.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	6	Introduction	New Chapter	Oppose (requesting new provision)	Add a table of contents for PDF and print versions of the plan.	The National Planning Standards require a table of contents for PDF and print versions of the plan. While the plan is primarily an e-Plan, it can be downloaded as a PDF and printed.
Policy Planning team of the Hutt City Council	440	7	GA - General Approach	Structure of the Plan	Oppose in part	Amend the reference to "five inter-related parts" to "four inter-related parts"	Error in that the PDP refers to five inter-related parts when there are only four.
Policy Planning team of the Hutt City Council	440	8	GA - General Approach	Classes of activities	Oppose in part	Amend the General Approach text as follows: "All of the chapters in Part 3 - Zones, and most of the chapters in Part 2, contain rules that establish the status of an activity. Rules will generally include conditions, requirements and standards that need to be met for ~~that~~ the rule as a whole, or a particular activity status to apply. If you do not comply with a particular rule condition, requirement or standard, the activity will change to a different activity status. You will be able to determine this by reading the rule. ~~Unless what you are proposing is a permitted activity, you will need a resource consent.~~ If any rule with an activity status of Controlled, Restricted Discretionary, Discretionary, or Non-Complying applies to your activity, you will need a resource consent."	Clarity is sought to the explanation regarding the classes of activity. This will assist in plan interpretation.
Policy Planning team of the Hutt City Council	440	9	GA - General Approach	Identifying provisions that are relevant to your activity	Oppose in part	Amend the second paragraph under the heading as follows: "Other chapters only apply to overlays or other spatially identified areas or items. You will need to consult these chapters if your activity is within one of the chapter's overlays or other spatial areas or on a site that contains a relevant item:"	Clarity. As proposed, it is unclear that this refers to locations that would be better described as spatially identified items rather than areas, such as heritage buildings and notable trees.
Policy Planning team of the Hutt City Council	440	10	GA - General Approach	Identifying provisions that are relevant to your activity	Oppose in part	Amend the text under the example rule table as follows: "~~When using the e-plan filtered to a particular site, only the parts of the rule or standard relevant to that site will be shown.~~ ... Filtering the e-plan In accordance with the National Planning Standards, the e-plan allows you to select a property and view the plan either in full, or filtered with only the ~~provisions and~~ chapters relevant to that site."	As HCC has not implemented provision-level filtering in the e-Plan, the paragraph is misleading and could create confusion for plan users.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	11	GA - General Approach	Legal effect of rules	Oppose	Seeks that the paragraph and title is deleted, or updated/ replaced with text accurate for the decisions version, appeals version, and operative version.	While the text is correct and useful at the notification stage, it will be incorrect in the decisions version of plan and once the plan is made operative.
Policy Planning team of the Hutt City Council	440	12	Definitions	Best practicable option	Support in part	Amend as follows: "In relation to a discharge of a contaminant or an emission of noise, has the same meaning as in section 2 of the RMA (as set out below), and in relation to emissions of light or other emissions and discharges has a corresponding meaning: in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to— a.the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects, b.the financial implications, and the effects on the environment, of that option when compared with other options, and c.the current state of technical knowledge and the likelihood that the option can be successfully applied."	Clarity is sought for this definition to clarify application of 'Best practicable options' to effects other than noise or discharges of contaminants. Refer to original submission for full reasons
Policy Planning team of the Hutt City Council	440	13	Definitions	New definition - Dripline	Oppose (requesting new provision)	Add the following definition of dripline: "means the line formed when a vertical line from the outermost extent of the spread of the tree's branches or canopy meets the ground."	Policies and rules in the Notable Trees chapter refer to a tree's 'dripline'. However, as there is no definition of this term, it is unclear how these policies and rules would apply.
Policy Planning team of the Hutt City Council	440	14	Definitions	Mobile commercial activity	Oppose in part	Amend as follows: "means a commercial activity, operating from a vehicle ~~of~~ or trailer, that can be ~~legally~~ lawfully moved from the site via a public road."	Errors and plan consistency (in relation to use of the term *lawfully*). The amendments will improve plan interpretation.
Policy Planning team of the Hutt City Council	440	15	Definitions	New definition - Root protection zone	Oppose (requesting new provision)	Add the following definition of root protection zone: "means a circle surrounding a notable tree measured from the centre of the trunk, with a radius equal to 12 times the trunk diameter at 1.4m above ground level, except that the radius must be at least 2 metres and at most 15 metres."	Policies and rules in the Notable Trees chapter refer to a tree's 'root protection area'. However, as there is no definition of this term, it is unclear how these policies and rules would apply.
Policy Planning team of the Hutt City Council	440	16	Definitions	Sites and Areas of Significance to Māori	Oppose in part	Amend definition to pluralise "site".	Grammatical error correction.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	17	Definitions	Well-functioning urban environment	Oppose in part	Amend clause 7 of the definition as follows: "~~are~~ is resilient to the likely current and future effects of climate change. is resilient to the likely current and future effects of climate change."	Grammatical error correction.
Policy Planning team of the Hutt City Council	440	18	SD - Strategic Direction	Whole Chapter	Oppose in part	Amend the arrangement of the identifiers for the provisions to match the format set out in the planning standards, e.g. SD-CC-O1 instead of CCSD-O1, SD-TW-O1 instead of TWSD-O1, etc.	The purpose of the amendment is to ensure consistency with National Planning Standards (Standard 10: Format Standard).
Policy Planning team of the Hutt City Council	440	19	UDSD - Strategic Direction - Urban Form and Development	UDSD-05 (Development Capacity)	Oppose in part	Amend the title of UDSD-O5 as follows: "Development Capacity – Housing Bottom Lines"	Clarity, to make it clear this is the housing bottom lines provision required by the NPS-UD
Policy Planning team of the Hutt City Council	440	20	INF - Infrastructure	INF-R3 (Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV)	Oppose in part	Amend rule description as follows: "Upgrading of infrastructure, excluding transport network infrastructure, ~~and~~ gas transmission pipelines and transmission lines over 110kV"	Errors and clarity Kilovolts are not a relevant threshold for gas transmission and the amendment clarifies the exclusion is not confined to gas lines over 110KV.
Policy Planning team of the Hutt City Council	440	21	INF - Infrastructure	'Transport infrastructure' rule table	Oppose in part	Amend to replace "high hazard areas" with "high natural hazard overlays".	Reflects the term defined in the plan (being 'high natural hazard overlay') and provides consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	22	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Oppose in part	Amend to replace references to 'Stream Corridor' and 'Overland Flow Path' with 'High Flood Hazard Area' and 'Medium Flood Hazard Area', respectively.	INF-S2.9a refers to 'Stream Corridor' and 'Overland Flow Path'. These are terms that are used to refer to high and medium flood hazard areas, respectively. The Natural Hazards chapter and maps of the Proposed District Plan identifies high and medium flood hazard areas through the 'High Flood Hazard Overlay' and 'Medium Flood Hazard Overlay'.
Policy Planning team of the Hutt City Council	440	23	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Oppose in part	Amend to replace references to 'Stream Corridor' and 'Overland Flow Path' with 'High Flood Hazard Area' and 'Medium Flood Hazard Area', respectively.	INF-S16.9 refers to 'Stream Corridor Overlay' and 'Overland Flow Overlay'. These are terms that are used to refer to high and medium flood hazard areas, respectively. The Natural Hazards chapter and maps of the Proposed District Plan identifies high and medium flood hazard areas through the 'High Flood Hazard Overlay' and 'Medium Flood Hazard Overlay'.
Policy Planning team of the Hutt City Council	440	24	REG - Renewable Electricity Generation	REG-P4, REG-R4, REG-R6	Oppose in part	Amend to replace "high hazard areas" with "high natural hazard overlays".	Reflects the term defined in the plan (being 'high natural hazard overlay') and provides consistency with the rest of the plan.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	25	THW - Three Waters	THW-R1 (New buildings (excluding accessory buildings) and conversions of existing buildings in an Urban Zone – Connections to the Reticulated Network)	Oppose in part	Amend clause 2 of the rule as follows: "Where: a.Compliance ~~with any of the requirements of~~ is not achieved with THW-R1.1 ~~cannot be achieved.~~"	Provides consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	26	THW - Three Waters	THW-R3 (New buildings (excluding accessory buildings) in an Urban Zone – Water Sensitive Design)	Oppose in part	Amend clause 3 of the rule as follows: "Where: ~~a.The development is for:~~ ~~i.four or more residential units, or~~ ~~ii.a retirement village, or~~ ~~iii.a non-residential building with a building footprint over 200m2 (excluding accessory buildings).~~ a. Compliance is not achieved with THW-R3.2."	Provides consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	27	TR - Transport	TR-R2 (New vehicle crossings)	Support in part	Amend TR-R2.3 and TR-R2.4 to include the Neighbourhood Centre Zone and Local Centre Zone as zones subject to rules TR-R2.3 and TR-R2.4, as these zones also have frontages affected by the Active Street Frontage Overlays.	To ensure the rules apply to all zones with either Active Street Frontage Overlays A or B. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	28	TR - Transport	TR-R3 (All activities – Trip generation)	Support in part	Amend to move condition TR-R3.2(b) to TR-R3.1 as follows: "1. **Activity status**: Permitted Where: a.New activities do not exceed a motor vehicle trip generation threshold set out in Table 8: High trip generating activity thresholds, including when assessed cumulatively with all other activities which share on-site motor vehicle access, circulation, or parking, and b.Where the activities are located in the City Centre Zone, Metropolitan Centre Zone or the Specified High Trip Generator Exemption Overlay, no more than 10 on-site motor vehicle parking spaces are provided for the activity, and c.Alteration or expansion of an existing high trip generating activity does not: i.Increase motor vehicle trip generation by greater than 5%, ii.Alter, remove, or increase the number of, vehicle crossings which provide access to the activity, and iii.Remove the ability for vehicles to enter and exit the site in a forward direction, and d. The activity is not a new service station or a new drive-through activity. 2. **Activity status**: Restricted discretionary Where: ~~a.~~Compliance is not achieved with TR-R3.1, ~~or~~	Rearrangement is sought to the placement and framing of the condition TR-R3.2(b) to follow the convention of the rest of the plan and provide consistency.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	29	NH - Natural Hazards	Introduction	Oppose in part	Amend the hazard ranking table in the introduction as follows: High:"Wellington Fault ~~Stream Corridor~~ Inundation extent – over 0.5m depth or 2m/s velocity (1% AEP flood event + 1.59m sea level rise)" Medium: "~~Overland Flowpath~~ Inundation extent – over 0.25m depth or 0.5m/s velocity (1% AEP flood event + 1.59m sea level rise) Slope Assessment Overlay Liquefaction Hazard Area" Low: ~~"Inundation Area~~ Inundation extent – other (1% AEP flood event + 1.59m sea level rise)"	Amendment is sought to the naming of the flood hazard overlays as the references to 'Stream Corridor', 'Overland Flowpath' and 'Inundation Areas' do not match classification in the supporting Wellington Water / Stantec reports.
Policy Planning team of the Hutt City Council	440	30	NH - Natural Hazards	Introduction	Oppose in part	Amend paragraph under heading "Other natural hazards" as follows: "Other natural hazards such as severe winds, wildfires, and ground shaking from earthquakes are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 ~~and the Local Government Act 1974 and 2002~~, the Local Government Act 1974, and the Local Government Act 2002."	Given the limitations of the e-Plan software (external links in the e-Plan must state the full name of the statute in order for the links to function) amendment is sought to provide clarity to plan users.
Policy Planning team of the Hutt City Council	440	31	NH - Natural Hazards	NH-01 (Risk from Natural Hazards in High Natural Hazard Overlays)	Oppose in part	Amend "reduce or avoid" to "reduces or avoids".	Grammatical errors
Policy Planning team of the Hutt City Council	440	32	NH - Natural Hazards	NH-02 (Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays)	Oppose in part	Amend "minimise" to "minimises".	Grammatical errors
Policy Planning team of the Hutt City Council	440	33	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Oppose in part	Amend to replace "high hazard areas" with "high natural hazard overlays"	Reflects the term defined in the plan (being 'high natural hazard overlay') and provides consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	34	NH - Natural Hazards	NH-R13 (New buildings and structures and the conversion of existing buildings...)	Oppose in part	Amend rule title as follows: "NH-R13: New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards, other than residential apartments, within the Medium Flood Hazard Overlay and High Flood Hazard Overlay"	Amendment is sought to provide clarity that the activities captured by NH-R14 (residential apartments) are not captured by NH-R13.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	35a	CE - Coastal Environment (Hazards)	NH-R19 (Green Infrastructure in all Natural Hazard Overlays)	Oppose	Delete rule	The permitted activity arm of this rule serves no function as it does not override any other non-permitted rule, and therefore does not alter the status of any activity. In addition, the rule is unclear in its intent and application in that it does not require Green Infrastructure, rather just that it be done by certain parties. A rule on the matter is not required from a district plan perspective.
Policy Planning team of the Hutt City Council	440	35b	CE - Coastal Environment (General)	CE-R17 (Green Infrastructure in the Coastal Hazard Overlays)	Oppose	Delete rule	The permitted activity arm of this rule serves no function as it does not override any other non-permitted rule, and therefore does not alter the status of any activity. In addition, the rule is unclear in its intent and application in that it does not require Green Infrastructure, rather just that it be done by certain parties. A rule on the matter is not required from a district plan perspective.
Policy Planning team of the Hutt City Council	440	36a	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Oppose	Delete rule	The rules permit activities that would be permitted anyway if not for the rules and therefore serve no purpose.
Policy Planning team of the Hutt City Council	440	36b	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Oppose	Delete rule	The rules permit activities that would be permitted anyway if not for the rules and therefore serve no purpose.
Policy Planning team of the Hutt City Council	440	37	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose in part	Amend to replace conditions in clause 2 with the following: "Where: a. For a new building of structure, it has a building footprint of no more than 200m^2, or b. For additions and alterations, those additions and alterations: i. Are for an existing residential unit, or ii. Will result in a total building footprint of no more than 200m^2, or iii. Are within an Industrial Zone or Commercial and Mixed Use Zone and will increase the building footprint by no more than 200m^2."	As worded in the Proposed District Plan, it is not clear how this rule would apply in some circumstances. Amendments are sought to clarify: •Replacement of the word 'activity' with 'unit' to reflect the standard relates to the built structure as opposed to the activity. •The 200m2 standard relates to building footprint, •The application of the rule to additions and alterations, and •What is meant by industrial/commercial zones.
Policy Planning team of the Hutt City Council	440	38	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Oppose in part	Amend to replace "legally" with "lawfully"	Amendment is sought to replace "legally" with "lawfully", thereby providing consistency with the rest of the plan and adopting the more commonly understood and used planning term.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	39	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1 (Exotic vegetation removal)	Oppose	Delete rule	The rules permit activities that would be permitted, regardless of whether this rule is in place.
Policy Planning team of the Hutt City Council	440	40	NFL - Natural Features and Landscapes	NFL-P4, NFL-R3, NFL-R7	Oppose in part	Amend to replace “legally” with “lawfully”	Amendment is sought to replace “legally” with “lawfully”, thereby providing consistency with the rest of the plan and adopting the more commonly understood and used planning term.
Policy Planning team of the Hutt City Council	440	41a	SUB - Subdivision	SUB-P24 (Subdivision of land with access from highly constrained roads)	Oppose in part	Amend SUB-P24 as follows: "Only allow subdivision of land in the Highly Constrained Roads Overlay with access from a highly constrained road where: 1. ~~The additional transport demand created by the subdivision and enabled use and development can be safely and efficiently accommodated, and~~ subdivision will not enable an increase in motor vehicle trips on the highly constrained roads, or 2. ~~Any necessary improvements or upgrades to the roads are implemented prior to any additional use or development~~ It can be demonstrated that additional motor vehicle trips which are enabled by the subdivision will not worsen the safe operation of the road, or 3. Improvements are made to the highly constrained road to ensure additional trips which are enabled by the subdivision are accommodated safely and efficiently, and an equitable financial contribution is made for these improvements.	Amendment is sought to SUB-R24 to provide consistency with the equivalent provisions in the Transport chapter (specifically TR-P6 Clause 3) which control land use within the Highly Constrained Roads Overlay. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	41b	SUB - Subdivision	SUB-R23 (Subdivision of land in the Highly Constrained Roads Overlay)	Oppose in part	Amend the activity status under SUB-R23 from “Discretionary” to “Non-Complying”.	An amendment is sought to the activity status under SUB-R23 to provide consistency with the transport rule TR-R4.
Policy Planning team of the Hutt City Council	440	42	SUB - Subdivision	SUB-R4 (Subdivision that creates any vacant allotments)	Oppose in part	Amend the rule title as follows: “Subdivision that creates any vacant allotments (other than allotments solely for infrastructure)”	Amendment to SUB-R4 is sought to clarify that SUB-R4 does not apply to new allotments created for infrastructure, which are otherwise captured under SUB-R5. The amendment would assist with plan interpretation in that it clarifies the relationship between the rules.
Policy Planning team of the Hutt City Council	440	43	SUB - Subdivision	SUB-R5 (Subdivision that creates a new allotment for infrastructure)	Oppose in part	Amend the rule title as follows: "Subdivision that creates ~~a new allotment~~ vacant allotments solely for infrastructure”	Clarity Amendment is sought SUB-R5 to ensure SUB-R5 only applies to vacant allotments solely for infrastructure (this is in conjunction with an amendment sought to SUB-R4). The amendment would assist with plan interpretation in that it clarifies the relationship between the rules.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	44	CE - Coastal Environment (General)	CE-R1 (Customary harvesting by Tangata Whenua in the Coastal Environment)	Oppose	Delete rule	The deletion of CE-R1 is sought on the basis it is an unnecessary duplication of CE-R3.3(a)(viii) which also provides for customary harvesting as a permitted activity.
Policy Planning team of the Hutt City Council	440	45	CE - Coastal Environment (General)	CE-R4.1, CE-R6, CE-R7.1, CE-R7.2	Oppose in part	Amend to delete the notes to rules	Having the note specifically for only some rules in this chapter, when this is the approach for every rule in the chapter and most other district-wide chapters in the plan, is potentially more confusing than helpful to plan users.
Policy Planning team of the Hutt City Council	440	46a	CE - Coastal Environment (General)	CE-R6 (Maintenance, repair, alteration and demolition of existing buildings and structures in the Coastal Environment)	Oppose	Delete rule	Deletion of the rule is sought on the basis the rule permits activities that would otherwise be permitted (as there is no other rule managing the activity) and therefore the provision of a permitted rule is not technically required.
Policy Planning team of the Hutt City Council	440	46b	CE - Coastal Environment (General)	CE-R8 (Additions to existing buildings and structures for activities least sensitive to natural hazards in all Coastal Hazard Overlays)	Oppose	Delete rule	Deletion of the rule is sought on the basis the rule permits activities that would otherwise be permitted (as there is no other rule managing the activity) and therefore the provision of a permitted rule is not technically required.
Policy Planning team of the Hutt City Council	440	46c	CE - Coastal Environment (General)	CE-R9 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay)	Oppose	Delete rule	Deletion of the rule is sought on the basis the rule permits activities that would otherwise be permitted (as there is no other rule managing the activity) and therefore the provision of a permitted rule is not technically required.
Policy Planning team of the Hutt City Council	440	46d	CE - Coastal Environment (General)	CE-R13 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards in the Coastal Hazard Overlays)	Oppose	Delete rule	Deletion of the rule is sought on the basis the rule permits activities that would otherwise be permitted (as there is no other rule managing the activity) and therefore the provision of a permitted rule is not technically required.
Policy Planning team of the Hutt City Council	440	46e	CE - Coastal Environment (General)	CE-R14 (Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Oppose	Delete rule	Deletion of the rule is sought on the basis the rule permits activities that would otherwise be permitted (as there is no other rule managing the activity) and therefore the provision of a permitted rule is not technically required.
Policy Planning team of the Hutt City Council	440	47	CE - Coastal Environment (General)	CE-R16 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays)	Oppose in part	Amend to reorder the arms of the rule to be in the order: •Permitted •Restricted Discretionary •Discretionary •Non-Complying	The amended cascade of the activity status with ensure compliance with National Planning Standards and will be consistent with the rest of the plan.
Policy Planning team of the Hutt City Council	440	48a	Maps - Other	New map layer	Oppose (requesting new provision)	Seeks that there is a new overlay in the plan maps representing areas of Seaview and Petone where separate treatment for natural hazard risks applies	Clarity - some natural hazard-related provisions are specific to parts of Seaview and Petone. The areas where these provisions apply could be identified more clearly.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	48b	Definitions	New definition	Oppose (requesting new provision)	Seeks that there are appropriate definitions for a new overlay in the plan maps representing areas of Seaview and Petone where separate treatment for natural hazard risks applies	Clarity - some natural hazard-related provisions are specific to parts of Seaview and Petone. The areas where these provisions apply could be identified more clearly.
Policy Planning team of the Hutt City Council	440	48c	NH - Natural Hazards	NH-O3, NH-P2	Oppose in part	Seeks that provisions are amended where appropriate to refer to a new overlay in the plan for areas of Seaview and Petone where separate treatment for natural hazard risks applies (refer to original submission and submission point 440.48a)	Clarity - some natural hazard-related provisions are specific to parts of Seaview and Petone. The areas where these provisions apply could be identified more clearly.
Policy Planning team of the Hutt City Council	440	48d	CE - Coastal Environment (General)	CE-O5, CE-P9, CE-P15, CE-R15, CE-R16	Oppose in part	Seeks that provisions are amended where appropriate to refer to a new overlay in the plan for areas of Seaview and Petone where separate treatemetn for natural hazard risks applies (refer to original submission and submission point 440.48a)	Clarity - some natural hazard-related provisions are specific to parts of Seaview and Petone. The areas where these provisions apply could be identified more clearly.
Policy Planning team of the Hutt City Council	440	48e	SUB - Subdivision	SUB-R18, SUB-R19	Oppose in part	Seeks that provisions are amended where appropriate to refer to a new overlay in the plan for areas of Seaview and Petone where separate treatemetn for natural hazard risks applies (refer to original submission and submission point 440.48a)	Clarity - some natural hazard-related provisions are specific to parts of Seaview and Petone. The areas where these provisions apply could be identified more clearly.
Policy Planning team of the Hutt City Council	440	49	EW - Earthworks	EW-P6 (Earthworks within Flood Hazard Overlays)	Oppose in part	Amend to replace references to 'Stream Corridors' and 'Overland Flowpaths' to areas in 'High Flood Hazard Overlays' and 'Medium Flood Hazard Overlays', respectively.	EW-P6 refers to 'Stream Corridors' and 'Overland Flowpaths'. These are terms that are used to refer to high and medium flood hazard areas, respectively. For consistency with usage elsewhere in plan, EW-P6 should refer to 'High Flood Hazard Overlay' and 'Medium Flood Hazard Overlay'.
Policy Planning team of the Hutt City Council	440	50	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Oppose in part	Amend clause 1(a) of the rule as follows: "The earthworks are located within the ~~low hazard area of the~~ Low Flood Hazard Overlay, or"	Amendment is sought to the reference to the specific hazard area referenced in the rule to provide consistency with the rest of the plan, and reflect the definition of 'Low Flood Hazard Overlay'.
Policy Planning team of the Hutt City Council	440	51	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Oppose in part	Amend clause 1(b) of the rule as follows: "The earthworks are located within a ~~medium hazard area, or high hazard area of the Flood Hazard Overlay~~ the Medium Flood Hazard Overlay or High Flood Hazard Overlay and the finished ground level upon the completion of the earthworks are the same as the natural ground level at the start of the earthworks."	Reflects the terms defined in the plan and provides consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	52	EW - Earthworks	EW-R2 (General earthworks)	Oppose in part	Amend the rule title to: "Earthworks not otherwise provided for"	To clarify the rule is only intended to apply when EW-R1, R3, R4, or R5 do not apply. This uses the standard formula for the plan of rules using the defined phrase "not otherwise provided for".

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	53	EW - Earthworks	EW-R3 (Earthworks for maintaining or constructing public walking and cycling tracks)	Oppose in part	Remove the note within the rule title as follows: "~~This rule overrides Rule EW-R2 in relation to earthworks for the purposes of maintaining or constructing public walking and cycling tracks~~"	An amendment is sought to EW-R3 as a consequential amendment to the relief sought through the submission to EW-R2. On the basis EW-R2 is amended as sought above, the advice note within EW-R2 would no longer be required.
Policy Planning team of the Hutt City Council	440	54	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Oppose in part	Amend the rule title as follows: "Earthworks within ~~Flood Hazard Overlays~~ the Medium Flood Hazard Overlay and High Flood Hazard Overlay" and the rule body in arm EW-R6.1: "Where: a. ~~The earthworks are located within the low hazard area of the Flood Hazard Overlay, or~~ ~~b.The earthworks are located within a medium hazard area, or high hazard area of the Flood Hazard Overlay and,~~ the finished ground level upon the completion of the earthworks ~~are~~ is the same as the natural ground level at the start of the earthworks.	Reflects the terms defined in the plan (being 'high natural hazard overlay') and provides consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	55	EW - Earthworks	EW-R10 (Earthworks on Sites and in Areas of Significance to Māori)	Oppose in part	Amend the rule title as follows: "Earthworks ~~on~~ in Sites and ~~in~~ Areas of Significance to Māori"	Grammatical errors
Policy Planning team of the Hutt City Council	440	56	EW - Earthworks	EW-S3, EW-R2	Oppose in part	Amend the standard title of EW-S3 as follows: "Existing slope angle, ~~where outside the Slope Assessment Overlay~~" Amend rule EW-R2.1.iii. as follows: "iii. EW-S3: Existing slope angle (~~where located outside of the Slope Assessment Overlay~~),"	Amendment is sought to the rule and standard to provide consistency with the rest of the plan.
Policy Planning team of the Hutt City Council	440	57	LIGHT - Light	LIGHT-R1 (Artificial light)	Oppose in part	Amend the clause 1 of the rule as follows: "Where: a.The lighting complies with: i.LIGHT-S1: Light spill, ~~or~~ ii.LIGHT-S2: Lighting within light sensitive areas, ~~or~~ iii.LIGHT-S3: Sky glow, ~~or~~ iv.LIGHT-S4: Glare, ~~or~~ v.LIGHT-S5: Illuminated surfaces, ~~or~~ and vi.LIGHT-S6: General standards, or b.The lighting is within a building or structure and the light does not spill outside that building or structure, or c.One of the exceptions in appendix LIGHT-APP1 applies."	The intent of the rule is that each of the standards listed in part LIGHT-R1.1a should be met in order for the rule to apply.

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Policy Planning team of the Hutt City Council	440	58	NOISE - Noise	NOISE-APP5 (Minimum construction schedule for noise insulation (to achieve Dtr,2m,nTw > 35dB))	Oppose in part	Amend the NOISE-APP5, row titled "Roof – Option A" as follows: **"Skillion roof with light cladding** Surface mass up to ~~13kg/m^2~~ 20kg/m^2 of roof cladding, and Internal lining of minimum ~~17kg/m^2~~ 25kg/m^2 plasterboard, such as two layers of ~~10mm~~ 13mm thick high-density plasterboard."	The standards in the rows titled "Roof – Option A" of NOISE-APP5 and NOISE-APP6 have been incorrectly swapped and applied. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	59	NOISE - Noise	NOISE-APP6 (Minimum construction schedule for noise insulation (to achieve Dtr,2m,nTw > 30dB))	Oppose in part	Amend the NOISE-APP6, row titled "Roof – Option A" as follows: "**Skillion roof with light cladding** Surface mass up to 20kg/m^2 of roof cladding, and Internal lining of minimum ~~25kg/m^2~~ 17kg/m^2 plasterboard, such as two layers of ~~13mm~~ 10mm thick high-density plasterboard"	The standards in the rows titled "Roof – Option A" of NOISE-APP5 and NOISE-APP6 have been incorrectly swapped and applied. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	60	SIGN - Signs	SIGN-R4	Oppose in part	Amend clause 1(a) of the rule as follows: "Where: a.The sign is not attached to..."	Grammatical error in that the word 'sign' is missing from the rule.
Policy Planning team of the Hutt City Council	440	61	TEMP - Temporary Activities	TEMP-P4 (Minimising certain effects of temporary activities)	Oppose in part	Amend the policy as follows: "Minimise the adverse effects of temporary activities on: 1.Cultural values of ~~listed~~ Sites and Areas of Significance to Māori listed in SCHED6 – Sites and Areas of Significance to Māori, where those effects are unreasonable in duration or irreversible, 2.Heritage values of ~~listed heritage~~ items and areas listed in SCHED1 – Heritage Buildings and Structures and SCHED2 – Heritage Areas, where those effects are unreasonable in duration or irreversible, ..."	Amendment is sought to the policy to provide clear references to the values to which the policy applies. This will improve clarity for plan users in terms of how the policy is applied.
Policy Planning team of the Hutt City Council	440	62	TEMP - Temporary Activities	TEMP-S1, TEMP-S2, TEMP-S6	Oppose in part	Amend the matters of discretion relating to public access within TEMP-S1, TEMP=S2 and TEMP-S6 as follows: "The preservation of existing public access to lakes, rivers, the coast, and public spaces, including streets."	Amendment is sought to the standards to clarify that the matter of discretion for public access is in relation to existing public access.
Policy Planning team of the Hutt City Council	440	63	TEMP - Temporary Activities	TEMP-S6 (Buildings, structures, and features)	Oppose in part	Amend matter 8 within the matters of discretion for Residential Zones, Rural Zones, and the Quarry Zone as follows: "Effects from construction and demolition."	An amendment is sought to provide consistency between the plan provisions. Refer to original submission for full reasons.

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Policy Planning team of the Hutt City Council	440	64	TEMP - Temporary Activities	TEMP-S6 (Buildings, structures, and features)	Support in part	Amend standad to include the following note to the Residential Zone, Rural Zone and Quarry Zone, as follows “Note: In this standard, "relevant standards" in zones includes only the zone's standards (i.e. those numbered S1, S2, etc.), and not conditions within rules.”	An amendment is sought to provide consistency between the plan provisions. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	65a	LLRZ - Large Lot Residential Zone	LLRZ-S4 (Height in relation to boundary)	Oppose in part	Amend clause 2 of the standard as follows: "Where the boundary forms part of ~~part of~~ a legal right of way..."	Typographical error correction
Policy Planning team of the Hutt City Council	440	65b	MAZ - Marae Zone	MAZ-S3 (Height in relation to boundary)	Oppose in part	Amend clause 2 of the standard as follows: "Where the boundary forms part of ~~part of~~ a legal right of way..."	Typographical error correction
Policy Planning team of the Hutt City Council	440	66a	LLRZ - Large Lot Residential Zone	LLRZ-S4 (Height in relation to boundary)	Oppose in part	Amend clause 3(e) of the standard as follows: "Chimney Structures not exceeding 1.1m in ~~with~~ width on any elevation..."	Typographical error correction
Policy Planning team of the Hutt City Council	440	66b	MRZ - Medium Density Residential Zone	MRZ-S4 (Height in relation to boundary	Oppose in part	Amend clause 4(e) of the standard as follows: "Chimney Structures not exceeding 1.1m in ~~with~~ width on any elevation..."	Typographical error correction
Policy Planning team of the Hutt City Council	440	66c	HRZ - High Density Residential Zone	HRZ-S4 (Height in relation to boundary	Oppose in part	Amend clause 4(e) of the standard as follows: "Chimney Structures not exceeding 1.1m in ~~with~~ width on any elevation..."	Typographical error correction
Policy Planning team of the Hutt City Council	440	66d	MAZ - Marae Zone	MAZ-S3 (Height in relation to boundary)	Oppose in part	Amend clause 3(d) of the standard as follows: "Chimney Structures not exceeding 1.1m in ~~with~~ width on any elevation..."	Typographical error correction
Policy Planning team of the Hutt City Council	440	67	GRUZ - General Rural Zone	GRUZ-QZPO-R3 (Visitor accommodation in the Quarry Zone Protection Overlay)	Oppose in part	Amend the note under the rule description as follows: “This rule replaces ~~GRUZ-12~~ GRUZ-R12 within the Quarry Zone Protection Overlay.”	Typographical error correction

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Policy Planning team of the Hutt City Council	440	68	CCZ - City Centre Zone	Introduction – CCZ-PREC2 – Civic Precinct	Oppose in part	Amend the Introduction as follows: "…Everywhere in the precinct is also contained in either the Lower Hutt Civic Centre Heritage Area (see the ~~Historic~~ Historical Heritage chapter) or…"	Typographical error correction to amend the plan references to provide consistency across the plan.
Policy Planning team of the Hutt City Council	440	69	LIZ - Light Industrial Zone	LIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend the notification preclusion to preclude only public notification, not limited notification.	The standards referred to in this rule implement LIZ-P9, which partly relates to effects on neighbouring sites. Retaining the option for limited notification ensures the relevant parts of the policy can be implemented effectively.
Policy Planning team of the Hutt City Council	440	70	LIZ - Light Industrial Zone	LIZ-R13 (Commercial recreation activities)	Support in part	Amend the rule title as follows: "Recreation activities (including c~~C~~ommercial recreation activities)"	In terms of effects, there is limited difference between general recreation activities and commercial recreation activities.
Policy Planning team of the Hutt City Council	440	71	GIZ - General Industrial Zone	GIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend the notification preclusion to preclude only public notification, not limited notification.	The standards referred to in this rule implement GIZ-P9, which partly relates to effects on neighbouring sites. Retaining the option for limited notification ensures the relevant parts of the policy can be implemented effectively.
Policy Planning team of the Hutt City Council	440	72	GIZ - General Industrial Zone	GIZ-R13 (Commercial recreation activities)	Support in part	Amend the rule title as follows: "Recreation activities (including c~~C~~ommercial recreation activities)"	In terms of effects, there is limited difference between general recreation activities and commercial recreation activities.
Policy Planning team of the Hutt City Council	440	73	HIZ - Heavy Industrial Zone	HIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend the notification preclusion to preclude only public notification, not limited notification.	The standards referred to in this rule implement HIZ-P8, which partly relates to effects on neighbouring sites. Retaining the option for limited notification ensures the relevant parts of the policy can be implemented effectively.
Policy Planning team of the Hutt City Council	440	74a	NOSZ - Natural Open Space Zone	NOSZ-S3, NOSZ-S4	Support in part	Amend the tile to the standards NOSZ-S3, NOSZ-S4 as follows: •"Height in relation to boundary – Adjoining zones" •"Setbacks – Adjoining zones"	The sought changes would provide consistency with the rest of the plan and assist in plan interpretation.
Policy Planning team of the Hutt City Council	440	74b	OSZ - Open Space Zone	OZS-S4, OSZ-S5	Support in part	Amend the tile to the standards OSZ-S4, OSZ-S5 as follows: •"Height in relation to boundary – Adjoining zones" •"Setbacks – Adjoining zones"	The sought changes would provide consistency with the rest of the plan and assist in plan interpretation.
Policy Planning team of the Hutt City Council	440	74c	SARZ - Sport and Active Recreation Zone	SARZ-S4, SARZ-S5	Support in part	Amend the tile to the standards SARZ-S4, SARZ-S5 as follows: •"Height in relation to boundary – Adjoining zones" •"Setbacks – Adjoining zones"	The sought changes would provide consistency with the rest of the plan and assist in plan interpretation.

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Policy Planning team of the Hutt City Council	440	75	Designations	HCC-24 (Riverlink - Construction, operation and maintenance of urban renewal and revitalisation works)	Oppose in part	Amend the designation hierarchy of the designation table as follows: "~~Various~~ Varies"	Typographical error correction. The National Planning Standards require this to be 'Varies', not 'Various'.
Policy Planning team of the Hutt City Council	440	76	Designations	KRH-01 (Railway purposes - Melling Branch)	Support in part	Amend site identifier of the designation table as follows: "The following assets are included in this designation: •Melling Branch (includes stations)."	The site identifier has not been completed in the designation table.
Policy Planning team of the Hutt City Council	440	77	Designations	KRH-02 (Railway Purposes - Gracefield Branch)	Support in part	Amend site identifier of the designation table as follows: "The following assets are included in this designation: •Gracefield Branch •Hutt Workshops."	The site identifier has not been completed in the designation table.
Policy Planning team of the Hutt City Council	440	78	Designations	KRH-03 (Railway Purposes - Wairarapa Railway)	Support in part	Amend site identifier of the designation table as follows: "The following assets are included in this designation: •Hutt Valley Line (includes bridges, stations and level crossings). •Wairarapa Line."	The site identifier has not been completed in the designation table.
Policy Planning team of the Hutt City Council	440	79	Designations	MEDU-38 (Te Kura Kaupapa Māori o Te Ara Whanui)	Oppose in part	Amend condition (d) as follows: "~~The following noise standards relating to non-residential activities in Noise Area 2, as contained within the Proposed District Plan, shall not be exceeded at the boundary of the site:~~ Emissions of noise shall meet the following limits at the boundary of the site, measured and assessed in accordance with the Noise chapter of the plan: ~~55 dBA~~ 55 dB LAeq (15min) 7:00am to 10:00pm ~~45 dBA~~ 45 dB LAeq (15min) 10:00pm to 7:00am."	To provide consistency with the units used in the Noise chapter and National Planning Standards, and remove references to now-removed provisions of the 1995 District Plan.
Policy Planning team of the Hutt City Council	440	80	Designations	NZTA-03 (Te Ara Tupua)	Oppose in part	Amend the designation purpose to align with the rollover request as follows: "To construct, operate and maintain, and improve a ~~state highway~~ shared path and associated infrastructure."	The designation purpose is incorrect as the designated works are not a state highway. The reference to 'state highway' is an error, and the purpose should refer to 'shared path' as is provided the rollover request.
Policy Planning team of the Hutt City Council	440	81	Designations	WRC-01 (Wellington Regional Council Depot)	Oppose in part	Amend the site identifier to align with the rollover request as follows: "~~Part Lot 1 DP 6860; Part Lot 1 DP 8133, Lot 2 DP46248~~ Lots 2 and 5 Deposited Plan 338074"	The site identifier is incorrect.

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Policy Planning team of the Hutt City Council	440	82	Designations	WRC-01 (Wellington Regional Council Depot)	Oppose in part	Amend the additional information in the designation table as follows: "Rollover ~~consent~~ designation, formerly designation WRC2."	A minor correction is sought in that the additional information in the designation table refers to “consent” instead of “designation”.
Policy Planning team of the Hutt City Council	440	83	Designations	WRC-10 (RiverLink - Construction and maintenance of flood protection works)	Support in part	Amend site identifier of the designation table as follows: "RiverLink / Te Awa Kairangi"	The site identifier has not been completed in the designation table.
Policy Planning team of the Hutt City Council	440	84	Designations	WRC-10 (RiverLink - Construction and maintenance of flood protection works)	Oppose in part	Amend designation hierarchy status as follows: "~~Primary~~ Varies"	The designation hierarchy status of “primary” is incorrect. WRC-10 has a secondary status where overlapped by HCC-04, NZTA-01, KRH-01 and WRC-09 designations.
Policy Planning team of the Hutt City Council	440	85	Designations	WRC-11 (RiverLink - Construction, operation and maintenance of a new Melling Station and associated infrastructure)	Support in part	Amend site identifier of the designation table as follows: "RiverLink / Te Awa Kairangi"	The site identifier has not been completed in the designation table.
Policy Planning team of the Hutt City Council	440	86	Designations	WRC-11 (RiverLink - Construction, operation and maintenance of a new Melling Station and associated infrastructure)	Oppose in part	Amend designation hierarchy status as follows: "Primary Varies"	The designation hierarchy status of “primary” is incorrect. WRC-11 has a secondary status where overlapped by KRH-01, and a primary status in relation to its overlap with NZTA-04. The hierarchy status should therefore be “varies”.
Policy Planning team of the Hutt City Council	440	87	SCHED1 - Heritage Buildings and Structures	H042 - The Glen (Katherine Mansfield)	Oppose in part	Amend the address for H042 as follows: "~~283~~ 283A Muritai Road, Eastbourne"	The address for item H042 (“The Glen”) is identified as 283 Muritai Road, Eastbourne, when it should be 283A Muritai Road, Eastbourne. No changes are made to the designation extent.
Policy Planning team of the Hutt City Council	440	88	SCHED3 - Notable Trees	#124 (Opposite 12 Partridge St/ cnr Molesworth Street, Taita, Public Street)	Oppose in part	Amend #124 to correct the species of tree to Liquidamber	Notable tree #124 is identified as a Fraxinus species. This tree is a Liquidamber.
Policy Planning team of the Hutt City Council	440	89	SCHED3 - Notable Trees	#219 (1 York Avenue, Manor Park, Road reserve, On Council berm)	Oppose in part	Amend #219 to correct the species of tree to Totara.	Notable tree #219 is identified as a Kahikatea. This tree is a Totara.
Policy Planning team of the Hutt City Council	440	90	SCHED3 - Notable Trees	#194 (24 Wainuiomata Rd, Wainuiomata, LOT 121 DP 8543, On Council berm, adjacent to road and property fence-line)	Neutral	Delete item #194 from SCHED3 (subject to confirmation the tree has been either removed or altered to the point that it no longer achieves a STEM score of 120).	As of the writing of this submission, risk assessments are being undertaken in relation to the tree. These types of assessments can result in trees being removed or altered to the point that they no longer achieve a STEM score that warrants identification as a notable tree.

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Policy Planning team of the Hutt City Council	440	91	Part 4 - Appendices	Maps	Oppose in part	Seeks that formatting issues within the maps section of the plan are corrected as follows: •Adding bullet points for the list of zones, •Consistent capitalisation of zone names, •Adding bullet points for sub-areas of the Fault Location Area, and •Adding a second-level of bullet points to the list of sub areas inside the Civic Precinct.	Part 4 – Appendices of the Proposed District Plan includes a 'Maps' chapter that describes the maps of the District Plan. Requested relief is limited to addressing formatting issues, no change in content is sought.
Policy Planning team of the Hutt City Council	440	92	Maps - Other	Highly Constrained Roads Overlay	Oppose in part	Seeks that the Highly Constrained Roads Overlay boundary at 26 Waitohu Road is redrawn so that the boundary aligns with the side and rear property boundary of 26 Waitohu Road and does not encompass any area of the property. (Refer to original submission for a visual representation of the affected area)	Correct a mapping error
Policy Planning team of the Hutt City Council	440	93	Maps - Other	Active Frontage Overlay	Oppose in part	Remove the Active Street Frontage Overlay from the frontages of properties in the Mixed Use Zone, including: •125-135 Dowse Drive, Maungaraki, •60 Knights Road, Hutt Central, •Ss Peter and Paul School, Hutt Central, and •45-49 Hutt Road, Petone.	As the Mixed Use Zone does not include any provisions that address the Active Street Frontage Overlay, the overlay should not apply to frontages of properties in the Mixed Use Zone. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	94	Maps - Precincts	Civic Precinct	Oppose in part	Seeks that the south-western boundary of the Civic Precinct boundary is redrawn to match the boundary of the City Centre Zone	In order to provide consistency in the plan mapping and improve usability.
Policy Planning team of the Hutt City Council	440	95	Maps - Other	Natural Open Space Zone	Oppose	Seeks that the boundaries of the Natural Open Space Zone, Open Space Zone, and General Rural Zones at 122, 122N, 124, 130, 160, 204, 205, 206, 260, 1119, and 1201 Coast Road, Wainuiomata are realigned to match the property boundaries.	Property boundaries updated by LINZ after maps being drawn have resulted in zone boundary misalignment with property boundaries
Policy Planning team of the Hutt City Council	440	96	Maps - Zoning / Residential	Medium Density Residential Zone – 101 Meremere Street, Wainuiomata	Oppose	Rezone 101 Meremere Street, Wainuiomata to the Open Space Zone.	101 Meremere Street, Wainuiomata has been vested with Hutt City Council as a Local Purpose Reserve. The Open Space Zone is a more appropriate zone given the property's status as a Local Purpose Reserve.
Policy Planning team of the Hutt City Council	440	97	Maps - Zoning / Residential	Medium Density Residential Zone – 102 Meremere Street, Wainuiomata	Oppose	Rezone 102 Meremere Street, Wainuiomata to the Natural Open Space Zone.	102 Meremere Street, Wainuiomata has been vested with Hutt City Council as a Scenic Reserve. The Natural Open Space Zone is a more appropriate zone given the property's status as a Scenic Reserve.
Policy Planning team of the Hutt City Council	440	98	Maps - Zoning / Rural	Rural Lifestyle Zone – 57 Stockdale Street, Wainuiomata	Oppose	Rezone 57 Stockdale Street, Wainuiomata to the Large Lot Residential Zone.	Under the operative District Plan, this property is in the Hill Residential Activity Area (most analogous to the Large Lot Residential Zone). In addition, this property adjoins properties proposed to be included in the Large Lot Residential Zone. The Large Lot Residential Zone is a more appropriate zone for the property.

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Policy Planning team of the Hutt City Council	440	99	Maps - Other	All Layers	Oppose in part	Seeks that all map layers are truncated to only apply to areas within the TA boundaries, landward of the Coastal Marine Area boundary.	Some zones and overlays of the Proposed District Plan extend into the coastal marine area. Different zones and overlays overlap to different degrees and in different places. This may result in plan users getting the impression that resource consent is required from HCC under rules that apply within those overlays, where this is not the case. In addition, plan users may overlook potential resource consent requirements from the regional council. Refer to original submission for full reasons.
Policy Planning team of the Hutt City Council	440	100	Maps - Precincts	Jackson Street Character Transition Precinct	Oppose in part	Amend the mapping of the Jackson Street Character Transition Precinct to extend the Jackson Street Character Transition Precinct to cover 354, 358, and 362-364 Jackson Street (the gap between this precinct and the heritage area).	An amendment is sought to correct a GIS processing error – the Precinct boundary does not match heritage area boundary.
Policy Planning team of the Hutt City Council	440	101	Maps - Zoning / Open Space	Open Space Zone - Harry Martin Lane, Wainuiomata	Oppose	Rezone the areas of Open Space Zone at 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, and 44 Harry Martin Lane, Wainuiomata, to Medium Density Residential Zone.	To correct GIS processing errors by which the Open Space Zone was mistakenly applied to private property. The areas should be zoned Medium Density Residential Zone.
Policy Planning team of the Hutt City Council	440	102	Maps - Zoning / Open Space	Open Space Zone – Harry Martin Lane, Wainuiomata	Oppose	Seeks that there are minor corrections to the zoning at 2, 4, and 6 Harry Martin Lane, Wainuiomata, from Open Space Zone to Medium Density Residential Zone. And Move the boundary between Medium Density Residential Zone and the Open Space Zone on the opposite side of Parkway to be the centreline of Parkway (being the nearby road reserve, and road reserve of Parkway, Wainuiomata directly northeast of 57, 59, 61, 63, 65, 67, 69, and 71 Grovedale Square, Wainuiomata).	To correct a GIS processing error. The zone boundary overlaps private property slightly at 2, 4, and 6 Harry Martin Lane, Wainuiomata, and the boundary between the Open Space Zone and Medium Density Residential Zone requires amendment to be on the centreline of Parkway.
Policy Planning team of the Hutt City Council	440	103	Maps - Zoning / Open Space	Open Space Zone - 33 Grovedale Square, Wainuiomata	Oppose	Seeks that the boundary between Medium Density Residential Zone and Open Space Zone is realigned to match the property boundary at 33 Grovedale Square, Wainuiomata. The entire property should be zoned Medium Density Residential Zone,	To correct a GIS processing error – the zone boundary does not match the property boundary at 33 Grovedale Square, Wainuiomata.
Policy Planning team of the Hutt City Council	440	104	Maps - Zoning / Open Space	Open Space Zone – 1 Mary Huse Grove, Manor Park	Oppose	Rezone 1 Mary Huse Grove, Manor Park to Medium Density Residential Zone.	To correct a GIS processing error - Open Space Zone mistakenly applied to private property at 1 Mary Huse Grove, Manor Park.
Policy Planning team of the Hutt City Council	440	105	Maps - Zoning / Open Space	Open Space Zone and High Density Residential Zone - 75, 105A, and 105B Woburn Road, Woburn	Oppose	Seeks that the boundary of Open Space Zone and High Density Residential Zone at 75, 105A, and 105B Woburn Road, Woburn, is realigned to match the property boundary.	To correct a GIS processing error – Boundary of Open Space Zone and High Density Residential Zone does not match property boundary at 75, 105A, and 105B Woburn Road, Woburn.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	106	Maps - Other	Natural Open Space Zone - 509 and 510 Marine Drive, Sunshine Bay	Oppose	Rezone 509 and 510 Marine Drive, Sunshine Bay to Large Lot Residential Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property 509 and 510 Marine Drive, Sunshine Bay.
Policy Planning team of the Hutt City Council	440	107	Maps - Other	Natural Open Space Zone – 9 Haven Grove, Naenae	Oppose	Rezone 9 Haven Grove, Naenae to Medium Density Residential Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 9 Haven Grove, Naenae.
Policy Planning team of the Hutt City Council	440	108	Maps - Other	Natural Open Space Zone – 16 Huia Road, Days Bay	Oppose	Rezone the portion of the property at 16 Huia Road, Days Bay zoned Natural Open Space Zone to Large Lot Residential Zone. (Refer to original submission for visual representation of the area to be are rezoned)	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 16 Huia Road, Days Bay
Policy Planning team of the Hutt City Council	440	109	Maps - Other	Natural Open Space Zone – 1A Mackenzie Road, Eastbourne	Oppose	Rezone 1A Mackenzie Road, Eastbourne to Large Lot Residential Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 1A Mackenzie Road, Eastbourne.
Policy Planning team of the Hutt City Council	440	110	Maps - Other	Natural Open Space Zone – 24 Akatea Road, Korokoro	Oppose	Rezone 24 Akatea Road, Korokoro to Medium Density Residential Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 24 Akatea Road, Korokoro.
Policy Planning team of the Hutt City Council	440	111	Maps - Other	Natural Open Space Zone – 27 Matuhi Street, Tirohanga	Oppose	Rezone 27 Matuhi Street, Tirohanga to Large Lot Residential Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 27 Matuhi Street, Tirohanga.
Policy Planning team of the Hutt City Council	440	112	Maps - Other	Natural Open Space Zone – 29 Tiroiti Grove, Stokes Valley	Oppose	Rezone 29 Tiroiti Grove, Stokes Valley to Medium Density Residential Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 29 Tiroiti Grove, Stokes Valley.
Policy Planning team of the Hutt City Council	440	113	Maps - Other	Natural Open Space Zone – 2B Waitohu Road, York Bay	Oppose	Rezone the part of the site at 2B Waitohu Road, York Bay zoned Natural Open Space Zone to General Rural Zone.	To correct a GIS processing error – Natural Open Space Zone mistakenly applied to private property at 2B Waitohu Road, York Bay.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	114	SUB - Subdivision	New policy - SUB-Pxxx (Subdivision of land within the Shaftesbury Grove Development Precinct)	Oppose (requesting new provision)	Add a new policy after SUB-P26, as follows: "SUB-Pxxx: Subdivision of land within the Shaftesbury Grove Development Precinct Enable urban development through the subdivision of land in the Shaftesbury Grove Development Precinct in a manner that protects the land's significant ecological values by: i.Providing for the subdivision of land within the Development Sub-area of the Precinct; and ii.Only allowing for the subdivision of land in the Non-development Sub-area of the Precinct where the subdivision is required to support or enable development within the Development Sub-area, and the land's significant ecological values are maintained or enhanced."	Implementation of PC58 Amendment 2 – refer to original submission.
Policy Planning team of the Hutt City Council	440	115	SUB - Subdivision	New rule - SUB-Rxxx (Subdivision of land within the Shaftesbury Grove Development Precinct)	Oppose (requesting new provision)	Add a new rule "SUB-Rxxx: Subdivision of land within the Shaftesbury Grove Development Precinct", after SUB-R21. Refer to original submission for full details of the rule.	Implementation of PC58 Amendments 3, 4, 5, and 6 – refer to original submission
Policy Planning team of the Hutt City Council	440	116	SUB - Subdivision	New appendix - SUB-APPxxx (Matters of discretion and information requirements for rule SUB-Rxxx)	Oppose (requesting new provision)	Add a new appenedix "SUB-APPxxx: Matters of discretion and information requirements for rule SUB-Rxxx", after the standards in the SUB chapter. Refer to original submission for full details of the appendix	Implementation of PC58 Amendments 3, 4, 5, and 6 – refer to original submission.
Policy Planning team of the Hutt City Council	440	117	MRZ - Medium Density Residential Zone	Introduction	Amend	Amend to add the following to the end of the introduction: **"MRZ-PRECxxx: Shaftesbury Grove Development Precinct** The Shaftesbury Grove Development Precinct provides bespoke management of subdivision for an area in Shaftesbury Grove, Stokes Valley to enable urban development while protecting the land's significant ecological values. The relevant policies and rules for this precinct are found in the Subdivision chapter."	Plan usability – as precincts are associated with zones, it would be useful to mention the precinct in the zone even though all related provisions are in the subdivision chapter.
Policy Planning team of the Hutt City Council	440	118	Maps - Zoning / Residential	Large Lot Residential Zone – 12 Shaftesbury Grove, Stokes Valley	Oppose in part	Rezone 12 Shaftesbury Grove (Lot 1 DP 507600) to Medium Density Residential Zone	Implementation of PC58 Amendment 1 – refer to original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Policy Planning team of the Hutt City Council	440	119	Maps - Precincts	New map layer - Shaftesbury Grove Development Precinct	Oppose (requesting new provision)	Add a new precinct called “Shaftesbury Grove Development Precinct”, covering 12 Shaftesbury Grove (Lot 1 DP 507600) with two sub-areas: •“Development Sub-area”, corresponding to the area shown as “Development Area” in the map in Appendix 3 to this submission, and •“Non-development Sub-area”, corresponding to the remainder of 12 Shaftesbury Grove.	Implementation of PC58 Amendment 7 – refer to original submission.
Anya & Donald Ferns	441	1	Maps - SASMs	Whiorau-Lowry Bay (category 2) - 59 Cheviot Road, Lowry Bay	Oppose	Remove the Whiorau-Lowry Bay (category 2) SASM from 59 Cheviot Road, Lowry Bay "and from other similarly affected private properties in Lowry Bay"	Breach of natural justice in decision-making process, lack of archaeological evidence, cost to owners and property rights. Refer to original submission for full reasons
KiwiRail Holdings Ltd	442	01	Definitions	Activity least sensitive to natural hazards	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	02	Definitions	Activity potentially sensitive to natural hazards	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	03	Definitions	Activity sensitive to noise	Support in part	Amend "Means any lawfully established: 1. residential activity, ~~or~~ including activity in visitor accommodation, retirement accommodation, boarding houses, office accommodation and papakainga ~~2. retirement village, or~~ 3. supported residential care facility, or 4. marae, or 5. healthcare activity, or 6. education activity, or 7. community facility, or 8. custodial corrections facility, or 9. visitor accommodation activity, or 10. place of assembly."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	04	Definitions	Ancillary transport network infrastructure	Support in part	Amend "means infrastructure located within the road reserve and rail corridor that supports the transport network and includes, but is not limited to: a. traffic control signals and devices, or b. light poles, or c. post boxes, or d. landscaped gardens, artwork and sculptures, or e. bus stops and shelters, or f. telecommunication kiosks, or g. ~~public~~ toilets, or h. road or rail furniture, or i. micro-mobility lock-up facilities."	Considers that "The definition provides a list which is non exhaustive. Due to the potential for activities that would be considered ‘ancillary transport network infrastructure’ not being included in the list, KiwiRail seeks an amendment to the definition to make it clear that other activities that may not be included in the definition. In addition, a small amendment is sought to remove the word public in front of toilets. This enables the provision of toilets which are only available to staff and contractors working in the road or rail corridor, rather than those just for the general public"
KiwiRail Holdings Ltd	442	05	Definitions	Functional need	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	06	Definitions	Highway and Railway Noise Overlay	Support in part	Amend as follows: "means the area shown in the planning maps as the Highway and Railway Noise Overlay. The Highway and Railway Noise Overlay identifies the area potentially affected by noise between a railway corridor boundary or State Highway boundary and a distance of 100m. New buildings and alterations to habitable rooms in buildings used for sensitive land uses are required to demonstrate that adverse noise effects have been appropriately managed by demonstrating compliance with the standards specified in the Noise Chapter."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	07	Definitions	New definition - "Maintenance (Network Utilities)"	Oppose (requesting new provision)	Add a definition for "Maintenance (Network Utilities)" as "Means any replacement, repair or renewal work or activity necessary to continue the operation and/or functioning of an existing network utility. Includes the replacement of an existing line, building, structure or other facilities with another of the same or similar height, size and scale, within the same or similar position and for the same or similar purpose."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	08	Definitions	New/missing definition - "Minor upgrading of network utilities"	Other/Not stated	Unclear, submission is about a definition of "minor upgrading of network utilities" and supports such a definition "as proposed". No such definition is in the proposed plan. Possible submission seeks to add such a definition, see original for details (p5).	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	09	Definitions	Network utility	Other/Not stated	Unclear, submission is about a definition of "network utility" and supports such a definition "as proposed". No such definition is in the proposed plan. Possible submission seeks to add such a definition, see original for details (p5).	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	10	Definitions	Network utility operator	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	11	Definitions	Noise	Support	Retain as notified	Consistent with RMA definition
KiwiRail Holdings Ltd	442	12	Definitions	Operational need	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	13	Definitions	Rail vehicle	Support	Retain as notified	Consistent with Railways Act 2005 definition
KiwiRail Holdings Ltd	442	14	Definitions	New definition - "Rail Vibration Alert Area Overlay"	Oppose (requesting new provision)	Add a new definition for "Rail Vibration Alert Area Overlay" as "means the area potentially affected by vibration between a railway corridor boundary and a distance of 100m."	Reasons given are in connection to other submission points in submission, see original submission
KiwiRail Holdings Ltd	442	15	Definitions	Reasonable maximum use scenario	Support in part	For the "rail noise" part of the definition, change "plus ~~2~~ dB" to "plus 3 dB" [inferred]	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	16	Definitions	Redevelopment of impervious area	Other/Not stated	Unclear, submission is about a definition of "redevelopment of impervious area" and supports such a definition "as proposed". No such definition is in the proposed plan. Possible submission seeks to add such a definition, see original for details (p6).	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	17	Definitions	Regionally significant infrastructure	Support in part	Amend " ... h. the local authority wastewater and stormwater netw orks and systems, including treatment plants and storage and discharge facilities, and i. the Strategic Transport Network, including rail corridors, core bus routes, strategic roads and regional cycling network as identified in the Wellington Regional Land Transport Plan 2021. j. Interisland Ferry Terminal, Wellington City bus terminal and Wellington Railway Station terminus k. Wellington International Airport l. Masterton Hood Aerodrome m. Paraparaumu Airport n. Commercial Port Areas within Wellington Harbour and adjacent land used in association with the movement of cargo and passengers and including bulk fuel supply infrastructure, and storage tanks for bulk liquids, and associated wharflines"	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	18	Definitions	Reverse sensitivity	Support in part	Delete definition and replace with "means the vulnerable potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential, or perceived adverse environmental effects generated by the existing activity or structure."	Considers it "has concerns as to the complexity of the definition put forward. Concern is also raised that proposed wording does not acknowledge that reverse sensitivity could constrain future growth in the operation of legitimate established activities, such as an increased frequency of freight-train movements, in addition to the existing range of activities."
KiwiRail Holdings Ltd	442	19	Definitions	Structure	Support	Retain as notified	Consistent with RMA definition
KiwiRail Holdings Ltd	442	20	Definitions	Transport network	Support in part	Amend "means ~~all public~~ the rail network, public roads, public pedestrian and cycling facilities, public transport and associated public infrastructure. It includes, but is not limited to: a. train stations, b. bus stops, c. bus shelters, and d. Park and Ride areas."	Considers that "'public rail' ... isn't defined" and that "The rail network forms a crucial part of the city's transport network, for the movement of both passengers and freight, and there is concern the term 'public rail' could unintentionally exclude parts of the rail network."
KiwiRail Holdings Ltd	442	21	Definitions	Upgrading	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	22	INFSD - Strategic Direction - Infrastructure	INFSD-O1 (Integration)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	23	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Other/Not stated	Retain as notified [possibly conditional? See original submission p7-8)]	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	24	INFSD - Strategic Direction - Infrastructure	INFSD-O4 (Multi-Modal Land Transport Network)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	25	INFSD - Strategic Direction - Infrastructure	INFSD-O5 (Accessibility)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	26	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	27	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain as notified	Considers that "It is not always possible to internalise all effects from rail activities and KiwiRail supports policy that identifies it is appropriate to remedy or mitigate effects of infrastructure in the case they cannot be avoided."
KiwiRail Holdings Ltd	442	28	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	29	INF - Infrastructure	INF-O4 (Transport network)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	30	INF - Infrastructure	Policies in general	Support in part	Seeks to "Retain policies for new and upgraded infrastructure in overlays in the Infrastructure chapter."	Considers this would "assist with navigation of relevant provisions"
KiwiRail Holdings Ltd	442	31	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	32	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	33	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	34	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain as notified	Considers "It is important to recognise that it is not always possible to internalise all adverse effects from rail activities and to provide an effect management hierarchy for the management of any adverse effects."
KiwiRail Holdings Ltd	442	35	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support in part	Seeks considerable amendments throughout this policy, including renaming by removing the word "adverse" from the title. See original submission (p10-12) for details.	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	36	INF - Infrastructure	INF-P7 (Upgrading and developing the transport network)	Support in part	Amend "Provide for upgrading and developing the transport network where, as far as practicable, it: 1. Supports the growth of active and public transport modes, 2. Maintains or improves ~~Does not compromise~~ the safety, efficiency, and resilience of the transport network, 3. Improves connectivity for and integration between all transport modes, including by: a. Providing and enhancing active transport connections to existing active transport and public transport networks, b. Allocating adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking, and c. Avoiding permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints. ~~4. Is consistent with the planned outcomes, including in relation to character and amenity, of the zones and precincts in which it is located~~."	Applicability to regional or nationally significant transport infrastructure that connects the district with other regions, policy should support upgrading the rail network, policy relates to local road design, infrastructure traverses multiple zones, see original submission for full reasons.
KiwiRail Holdings Ltd	442	37	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Oppose in part	[inferred to be a reference to INF-P9] Amend "Provide for new or upgraded infrastructure in natural hazard overlays where: 1. There is a functional need or operational need for the infrastructure to be in that location, 2. ~~Related buildings, structures or earthw orks are of a scale and design that do not significantly increase~~ N~~n~~atural hazard risk in High and Medium Flood Hazard Overlays and other high natural hazard ~~Medium Flood Hazard~~ Overlays are avoided where possible, or otherwise reduced to the extent practicable, ~~and 3. Increases in natural hazard risk in identified high natural hazard overlays are avoided~~"	Considers that "that the avoidance of all potential increases in risk is unachievable, and therefore not practicable, in relation to the repair, maintenance, upgrade and replacement of existing Regionally Significant Infrastructure, which is already located in hazard prone areas ... It is important that policies for hazard overlays provide for the continued operation of the rail network. The rail network extends over a considerable area of land, including land within hazard overlays.", consistency with draft NPS Natural Hazard Decision Making (2023)
KiwiRail Holdings Ltd	442	38	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	39	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	40	INF - Infrastructure	INF-R4 (New vehicle access tracks and extensions to existing vehicle access tracks ancillary to infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	41	INF - Infrastructure	INF-R10 (New underground structures other than pipelines)	Support	[inferred to be a reference to INF-R10] Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	42	INF - Infrastructure	INF-R22 (Ancillary transport network infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	43	INF - Infrastructure	INF-R23 (Upgrading transport network infrastructure, including cycleways and shared paths)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	44	INF - Infrastructure	INF-R24 (New transport network infrastructure, including cycleways and shared paths)	Oppose in part	For the columns "Where no other columns in this table apply", "Active Street Frontage Overlay", "Heritage area or site containing heritage building or heritage structure", "Category 1 SASM", and "High Hazard Area": Change RDIS status where standards complied with to PER Change DIS status where standards not complied with to RDIS Also seeks to "Please check the appropriateness of the other columns + layouting."	Considers that "activity status [should increase] as the potential for adverse effects increases due to the scale of the activity or a sensitive location. Concern is raised that not all smaller scale infrastructure works would be captured by the definition of ancillary transport network infrastructure." and that "Restricted Discretionary activity status provides a suitable range of discretion to consider anticipated effects".
KiwiRail Holdings Ltd	442	45a	INF - Infrastructure	INF-S6 (Height – Support structures not regulated by the NESTF)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	45b	INF - Infrastructure	INF-S7 (Size – Support structures not regulated by the NESTF)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	46	INF - Infrastructure	INF-S8 (Location – Support structures)	Multiple	Seeks a condition that "for support structures located within 10m of a residential zone, for land within the rail corridor, ... these support structures are put in place by KiwiRail or its contractors." [inferred], and Amend " 1. The support structure must not be located within a riparian margin or coastal margin, except where located on a bridge or other structure or within the road reserve or rail corridor. 2. Any part of an aboveground building or structure is setback at least 5m from the rail corridor designation boundary KRH-01, KRH-02 and KRH-03. 3. The support structure must not be located within 10m of a side or rear boundary that adjoins a residential zone, except: a. Where it does not exceed 5m in height, or b. Where it is located in road reserve or the rail corridor, subject to compliance also being achieved with INFS8(2). Matters of discretion if the standard is breached: 1. Visual effects ... 5. Impact on the safe and efficient operation of the railway network. 6. The outcome of any consultation with KiwiRail in regard to any building or structure within 5m of the railway corridor."	Considers that "a 5 metre safety setback from the boundary of the rail corridor [would] provide sufficient clearance to use and maintain network utilities safely while ensuring the provision of a safe and efficient rail network. A setback from the rail corridor is important for all types of network utilities, including smaller structures such as navigational aids and monitoring equipment, to ensure that these structures/equipment can be accessed and maintained without the need to access the rail corridor, or getting close too close to trains or electrical wiring. In the absence of this setback standard, there is a danger that network utilities may be established so close to the rail corridor, that it is not possible for essential maintenance to take place, without access from the rail corridor. The rail corridor is not a public domain and it has a very different and high consequence risk profile compared to entering other sites. It is a hazardous environment and entering the rail corridor can result in a material safety issue to both the person accessing the corridor, and to the rail operations being undertaken within the rail corridor."
KiwiRail Holdings Ltd	442	47	INF - Infrastructure	INF-S14 (Buildings and structures, other than cabinets or support structures)	Oppose in part	Amend "1. Any part of a building or structure is setback at least 5m from the rail corridor designation boundary KRH-01, KRH-02 and KRH-03. 2. ~~1~~. Where located on a site ... 3. ~~2~~. Where not located on a site .... Matters of discretion if the standard is breached: 1. Visual effects ... 6. Impact on the safe and efficient operation of the railway network. 7. The outcome of any consultation with KiwiRail in regard to any building or structure within 5m of the railway corridor.."	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	48	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Support in part	Amend matters of discretion " 4. Methods for The retention of silt and sediment on the site and the control of dust. 5. Any ~~The~~ staging of earthworks. 6. The total area of exposed soils at any point in time. 7. Any ~~The~~ effect of the earthworks on the identified coastal natural character values in the area. ... 10. Any ~~The~~ effect of earthworks on the natural character of the coastal or riparian margin. 11. Whether there is any change to natural hazard risk and whether risks have been minimised to the extent practicable. 12. The functional need and operational need of, and benefits derived from earthworks, including the potential impact on the levels of service, operational efficiency or health and safety if the work is not undertaken."	Matters of discretion do not consider benefits, readability, other reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	49	INF - Infrastructure	INF-S20 (Removal of indigenous vegetation)	Support in part	Amend "1. Vegetation removal is exempt from this standard if it is: ... b. Necessary to ensure the safe and efficient operation of any formed public road, ~~or~~ access, or rail corridor ... f. No more than 2.5m in total width for maintenance of public access track or rail corridor (where undertaken by central government, local government, network utility operators or their agents), or ..."	Considers that "that indigenous vegetation modification should be provided for as a Permitted Activity, where there is a potential threat to the safe and efficient operation of the rail network. KiwiRail needs to consider the risks of trees being blown over in strong winds which could result in the temporary stopping of the rail network whilst trees are cleared, tree branches encroaching into the space needed for passing trains and roots damaging the rail track. The high speeds of trains and time taken to stop also increases the risk of damage"
KiwiRail Holdings Ltd	442	50	PINF - Protection of infrastructure	PINF-O1 (Adverse effects of infrastructure)	Support in part	Delete body of PINF-O1 and replace with "The safety, maintenance, operation, upgrade or development of infrastructure is not compromised by incompatible subdivision, land use or development, including the potential for reverse sensitivity effects."	Clarity, links to introduction. See original submission for full reasons.
KiwiRail Holdings Ltd	442	51a	PINF - Protection of infrastructure	New objective	Oppose (requesting new provision)	Add a new untitled objective "Ensure adverse reverse sensitivity, health and wellbeing effects arising from the development of noise sensitive activities adjacent to the railway and highway network are appropriately avoided or mitigated."	Reasons given are in connection to other submission points in submission, see original submission
KiwiRail Holdings Ltd	442	51b	PINF - Protection of infrastructure	New objective	Oppose (requesting new provision)	Add a new untitled objective "Protect communities and infrastructure by mitigating: a. the adverse health and safety impacts associated with accessing the rail corridor; and b. risk of disruptions to the safe and efficient operation of regionally significant rail infrastructure."	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	52	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Multiple	Seeks that "clauses (1) and (2) which relate to avoiding development in particular locations, be merged into a more general provision identifying the need for setbacks from electrical, gas and rail infrastructure", and Amend "Regionally significant infrastructure is protected from incompatible new subdivision, use and development, including the potential for reverse sensitivity effects by: 1. Avoiding the location of activities sensitive to hazardous substance risk within a defined risk management overlay. 2. Avoiding activities sensitive to the National Grid, and controlling buildings, structures and ea rthworks within ~~a defined National Grid Yard~~. ... 6. Managing access to the rail corridor and the national and regional road network. 7. Ensuring new development maintains the safe and efficient operation of railway level crossings for all road users and the rail corridor 8. Managing new activities and development through setbacks from existing electricity supply, gas supply and rail infrastructure"	Reasons given are in connection to other submission points in submission, see original submission
KiwiRail Holdings Ltd	442	53	PINF - Protection of infrastructure	New policy	Oppose (requesting new provision)	Add a new policy "Preventing adverse effects on Highway and Railway Avoid reverse sensitivity effects on the ongoing and future operation and development of the railway network by ensuring new noise sensitive activities are designed or located to meet appropriate acoustic design standards. Manage effects on the health and wellbeing of communities through the design and location of noise sensitive activities adjacent to the railway network to meet appropriate acoustic design standards."	Reasons given are in connection to other submission points in submission, see original submission
KiwiRail Holdings Ltd	442	54	PINF - Protection of infrastructure	New policy	Oppose (requesting new provision)	Add a new policy "Preventing adverse effects on Railway Corridor Require buildings and structures adjoining the rail designation to be setback to provide for the health and safety of adjacent communities and efficient infrastructure operation."	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	55	PINF - Protection of infrastructure	New rule	Oppose (requesting new provision)	Add a new rule: "PINF-R5 Activities Adjacent the Rail Corridor All zones 1. Activity Status: Permitted Where: a. Buildings and structures (including extensions) must be set back 5 meters from the rail designation boundary. 2. Activity Status: Restricted discretionary Where: a. Compliance is not achieved with PINF-R5.1 Matters of discretion are restricted to: a. The location and design of the building or structure as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail designation boundary. b. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance c. The outcome of any consultation with KiwiRail."	Setbacks are common planning tool, provides safe distance between buildings and railways corridor, distance trains take to stop, maintenance of buildings, space for scaffolding and machinery, electrical safety, efficiency of rail operations from avoiding interruption to service, further reasoning in original submission and attachments.
KiwiRail Holdings Ltd	442	56	THW - Three Waters	THW-O2 (Hydraulic neutrality and stormwater management)	Support	Retain as notified	Considers that "neighbouring development [can] result in stormwater discharge onto the rail corridor which can compromise the safe and efficient operation of the rail network."
KiwiRail Holdings Ltd	442	57	THW - Three Waters	THW-P3 (Hydraulic neutrality)	Support	Retain as notified	Considers that "new urban development should achieve hydraulic neutrality. The management of stormwater on private sites, reduces the likelihood of private stormwater flows entering railway land."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	58	TR - Transport	Introduction	Support in part	Amend " A safe, efficient road and rail transport network is essential for the social and economic wellbeing of Lower Hutt. Improvements to the rail and public ~~The~~ transport network also provides a significant opportunity for greenhouse gas reductions, as road based transportation accounts for over half of carbon emissions for Lower Hutt. ... It is important to maintain the safety and efficiency of the rail and road transport network. Small-scale ~~The safety and efficiency of~~ transport facilities (such as cycle and motor vehicle parking facilities, vehicle access, loading facilities and on-site manoeuvring areas) on private sites can make~~s~~ a positive ~~significant~~ contribution to the overall safety and efficiency of the local transport network. This chapter sets requirements for road transport facilities, including what facilities are required for different activities and design requirements such as minimum dimensions. The chapter also includes provisions for high trip generating activities to address effects on the safety and efficiency ~~capacity~~ of the transport network and to encourage the uptake of active and public transport modes."	Rail is important within Hutt City, need to protect safety and efficiency of the road and rail network, wording may be read as only applying to rail, other reasons not specific to this relief, see original submission.
KiwiRail Holdings Ltd	442	59	TR - Transport	TR-O1 (Purpose)	Support in part	Amend " ... 4. The safety, efficiency and multi-modal function of the transport network is maintained or improved ~~not compromised~~."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	60	TR - Transport	New objective	Oppose (requesting new provision)	Add a new untitled objective "Adverse effects that arise from transport connections, new activities or intensification of activities on the safe and efficient operation of the transport network are avoided, remedied or mitigated."	Considers this would allow "any threats to the safe and efficient operation of the transport network to be treated as an adverse effect, even if effects are not so great as to lead to a loss of services."
KiwiRail Holdings Ltd	442	61	TR - Transport	New objective	Multiple	Add a new objective [inferred] or policy [explicit] " TRAN-O3: Road/rail crossings New development maintains the safe and efficient operation of railway level crossings for all road users and the rail corridor"	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	62	TR - Transport	TR-P3 (Potentially incompatible activities and transport facilities)	Support in part	Amend " 1. Only allow activities that do not meet standards for provision or design of transport facilities where: ... b. The safety, efficiency, and multi-modal function of the transport network is not reduced and the safety of site users is not compromised ... 2. Transport facilities may be incompatible if: ... b. The safety and efficiency of road and rail networks are compromised, or ... "	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	63	TR - Transport	TR-P5 (High trip generating activities)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	64	TR - Transport	TR-P7 (Positive effects)	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	65	TR - Transport	New policy	Oppose (requesting new provision)	Add a new untitled policy " Manage land use and development to minimise the risk of collisions at level crossings, including by: a. controlling new or increased use of vehicle access to sites adjacent to all road/rail level crossings to improve safety for road users on the approach to level crossings; b. avoiding new at-grade level crossings to ensure the safe, effective, and efficient operation of the rail network, c. providing controlled safe crossing points for pedestrian and cyclists as part of upgrades to rail level crossings. d. Protecting the sight lines at level rail crossings by managing adjacent land use and development."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	66	TR - Transport	TR-S2 (Provision of cycle parking and end of trip facilities)	Support in part	Amend " ... Matters of discretion if the standard is not met: 1. Whether the pedestrian and cycling access is safe and functional, including for rail corridor, pedestrians, cyclists, micromobility users and persons with a disability. ..."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	67	TR - Transport	TR-S7 (Driveways)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	68	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	69	NH - Natural Hazards	NH-R18 (Flood Mitigation works within the Flood Hazard Overlays)	Support in part	Amend " ... a. The works must be undertaken by either central government, local government, network utility operators, or their agents for the express purpose of flood mitigation works. ..."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	70	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Support in part	Amend " ... 6. The safe operation and maintenance of roads, rail, tracks and accessways ..."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	71	NOISE - Noise	NOISE-O2 (Reverse sensitivity)	Support in part	Amend "Existing noise generating activities, and future or expanded noise generating activities..."	Clarity
KiwiRail Holdings Ltd	442	72	NOISE - Noise	NOISE-P3 (Reverse sensitivity)	Support in part	Amend "Require sound insulation ~~where practical~~ for activities sensitive to noise:..."	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	73a	NOISE - Noise	NOISE-R6 (New buildings, or alteration and additions to existing buildings, to be used by an activity sensitive to noise within the Highway and Railway Noise Overlay - High)	Oppose	Delete rule and replace with a suite of replacement provisions - one objective, two policies, one rule, and one overlay. See original submission (pp38-40) for details.	Considers that "The rail network is operated 24 hours a day, 7 days a week with variability in the number and type of trains that use it, in addition to other rail enabled vehicles. Noise and vibration effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected"
KiwiRail Holdings Ltd	442	73b	NOISE - Noise	NOISE-R7 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise, within the Highway and Railway Noise Overlay - Moderate)	Oppose	Delete rule and replace with a suite of replacement provisions - one objective, two policies, one rule, and one overlay. See original submission (pp38-40) for details.	Considers that "The rail network is operated 24 hours a day, 7 days a week with variability in the number and type of trains that use it, in addition to other rail enabled vehicles. Noise and vibration effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected"

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	73c	NOISE - Noise	NOISE-S5 (Acoustic insulation and ventilation for activities sensitive to noise in the Highway and Railway Noise Overlay - High)	Oppose	Delete rule and replace with a suite of replacement provisions - one objective, two policies, one rule, and one overlay. See original submission (pp38-40) for details.	Considers that "The rail network is operated 24 hours a day, 7 days a week with variability in the number and type of trains that use it, in addition to other rail enabled vehicles. Noise and vibration effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected"
KiwiRail Holdings Ltd	442	73d	NOISE - Noise	NOISE-S6 (Acoustic insulation and ventilation for activities sensitive to noise in the Highway and Railway Noise Overlay - Moderate)	Oppose	Delete rule and replace with a suite of replacement provisions - one objective, two policies, one rule, and one overlay. See original submission (pp38-40) for details.	Considers that "The rail network is operated 24 hours a day, 7 days a week with variability in the number and type of trains that use it, in addition to other rail enabled vehicles. Noise and vibration effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected"
KiwiRail Holdings Ltd	442	74	SIGN - Signs	SIGN-P4 (Digital and illuminated signs)	Support in part	Amend by adding " ... x. The sign is not visible in conjunction with, or located in a manner that it may distract from warning lights such as those at level crossings, or signals associated with the operation of the rail network. "	Considers provision should "consider effects that are particularly significant with the nature of digital billboards – being the cumulative effects of multiple digital billboards in proximity to each other and the impact that the digital bill boards can have when read in conjunction with the likes of flashing warning lights at level crossings."
KiwiRail Holdings Ltd	442	75	SIGN - Signs	SIGN-R1 (Signs)	Support in part	Seeks to "Amend the rule as follows: ix. is not visible, or oriented to be read in conjunction with warning lights located at a level crossing, or signals associated with the operation of the rail network." [not clear where specifically this text is sought to be added]	Considers "Digital billboards have, by the changing nature of their content have the potential to distract drivers when they are arriving at a level crossing and also have the potential to distract train drivers when approaching level crossings."
KiwiRail Holdings Ltd	442	76	SIGN - Signs	SIGN-R3 (Digital signs)	Support in part	Amend by adding " ... Notification: Limited notification to KiwiRail Holdings Limited is required for applications under this rule due to a non-compliance with SIGN-R3.1(a)(ix)."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
KiwiRail Holdings Ltd	442	77	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Support in part	Amend by adding " ... 1. Any digital sign must not be able to be able to be read in conjunction with flashing warning lights at level crossings or signals associated with the operation of the rail network ...."	Considers "Digital billboards have, by the changing nature of their content have the potential to distract drivers when they are arriving at a level crossing and also have the potential to distract train drivers when approaching level crossings."
KiwiRail Holdings Ltd	442	78	KRH - Kiwirail Holdings Ltd	Whole chapter	Support	Retain as notified	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	79	Maps - Designations	KRH-01 - near 435 and 431 Hutt Road	Other/Not stated	Amend to remove designation KRH-01 from 431 and 435 Hutt Road (see original submission for map, p35), however, specifically requests that this be done as a minor amendment under Schedule 1 cl. 16(2).	KiwiRail does not seek designations on land it does not own and manage
KiwiRail Holdings Ltd	442	80	Maps - Designations	KRH-03 - Silverstream Rail Bridge	Other/Not stated	Amend to extend designation KRH-03 at the Silverstream rail bridge to meet the district boundary with Upper Hutt City (see original submission for map, p35), however, specifically requests that this be done as a minor amendment under Schedule 1 cl. 16(2).	Reasons given not specific to this relief, see original submission
KiwiRail Holdings Ltd	442	81a	Maps - Energy, Infrastructure, and Transport Overlays	Highway and Railway Noise Overlay - High	Oppose	Seeks to "Replace the 'Highway and Railway Noise Overlay – Moderate' & 'Highway and Railway Noise Overlay – High' with one overlay titled 'Highway and Railway Noise Overlay'." and that "This overlay should be based on a level of 57 $dB_{LAew(24h)}$ or more being experienced as modelled from the State Highway and the Railway corridor. In-lieu of modelling a 100m buffer should be applied."	Reasons given are in connection to other submission points in submission, see original submission
KiwiRail Holdings Ltd	442	81b	Maps - Energy, Infrastructure, and Transport Overlays	Highway and Railway Noise Overlay - Moderate	Oppose	Seeks to "Replace the 'Highway and Railway Noise Overlay – Moderate' & 'Highway and Railway Noise Overlay – High' with one overlay titled 'Highway and Railway Noise Overlay'." and that "This overlay should be based on a level of 57 $dB_{LAew(24h)}$ or more being experienced as modelled from the State Highway and the Railway corridor. In-lieu of modelling a 100m buffer should be applied."	Reasons given are in connection to other submission points in submission, see original submission
The Francis Family Trust	443	1	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - 1 Military Road, Boulcott and "surrounding area"	Oppose	Seeks to "Leave [1 Military Road] & those in the surrounding area as medium density (existing classification)" *[HCC staff note - quoted from submitter but note operative zoning is High Density Residential not Medium]*	development would be unsympathetic, concerns about notification and process, traffic
The Francis Family Trust	443	2	SCHED1 - Heritage Buildings and Structures	H150 (Boulcott Farm Memorial)	Oppose	Not clear from submission, seeks clarification from Council about heritage listing for "our property and surrounding area". No heritage listing is proposed for the property in question but could be inferred as a request to remove heritage listing H150 (Boulcott Farm Memorial) in the road reserve nearby. See original submission.	None given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
The Francis Family Trust	443	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlays - 1 Military Road and "surrounding area"	Oppose	Seeks "no change to existing district plan"	Considers that Military Road and High Street area is not subject to flooding
The Francis Family Trust	443	4	Whole Plan	Whole plan	Oppose	Seeks "Improved clarity regarding the proposed changes and the justifications for the changes, and the impact on the landowners."	None given
Winstone Aggregates	444	1	Definitions	Quarry	Support	Retain the definition as notified.	No reasons specific to this relief, see original submission.
Winstone Aggregates	444	2	Definitions	Quarrying activities	Support	Retain the definition as notified.	No reasons specific to this relief, see original submission.
Winstone Aggregates	444	3	Definitions	Sensitive activities	Oppose	Amend the definition to remove ~~o. quarrying activities~~ from activities potentially sensitive to natural hazards.	Quarrying activities interact with natural hazards but itself is not sensitive.
Winstone Aggregates	444	4	Definitions	New definition - Overburden Disposal Area	Amend	Add a new definition as follows: The Overburden Disposal Area means the 29.04 hectares as part of the Belmont Quarry that is located on an area of land as identified in the following table: Part Section 200A Hutt DIST 48.0305 ha Section 255 Hutt DIST 21.2459 ha Part Section 261 Hutt DIST 18.67 ha (refer to page 11 and 12 of the original submission to view the proposed table).	The addition of this definition to the 2025 PDP would be clearer for plan users when this term is used throughout the plan. This definition would be inserted in the event that the rezoning request is granted.
Winstone Aggregates	444	5	Maps - Other	Overburden Disposal Area Overlay	Oppose (requesting new provision)	Seeks a new Overburden Disposal Area Overlay, being an overlay of the 29 ha Overburden Disposal Area (refer to original submission for further details)	This allows for the clear identification of the OBDA on planning maps relative to surrounding zoning and the NOR (Refer to original submission for full reasons)
Winstone Aggregates	444	6	Definitions	Industrial activity	Amend	Amend defintiion as follows: Industrial activities means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. Industrial activity excludes quarrying activities.	The 'disposes of materials (including raw, processed, or partly processed materials)' would inadvertently capture quarrying activities, including the OBDA. This is unintended and shall be amended to be more explicit. The definition in the ODP specifically excludes quarrying activities for this reason.
Winstone Aggregates	444	7	Definitions	Activities Sensitive To The National Grid - Definition	Support	Retain with no changes as notified.	Quarrying activities are not sensitive to the National Grid, and this is appropriately captured in the definition.
Winstone Aggregates	444	8	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Amend	Amend INFSD-O3 as follows: Infrastructure of national and regional significance, including those services that enable ongoing operation and maintenance, is supported and protected.	The SD Chapter needs to recognise and provide for the Quarry as a natural and physical resource of regional importance. Aggregate is a foundational material for the development and use of land in the district. (Refer to the original submission for full reasons).
Winstone Aggregates	444	9	INFSD - Strategic Direction - Infrastructure	New Infrastructure objective	Oppose (requesting new provision)	Add new INFSD-O7 objective as follows: As a regionally significant source of aggregate, activities in the Quarry Zone are recognised for the benefit they provide in the delivery in infrastructure, and their ongoing operation and provided for.	This is a regionally significant natural and physical resource, and the PDP needs to acknowledge and provide for operations and maintenance of the quarry zone.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Aggregates	444	10	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2.1 (Indigenous vegetation removal)	Support	Retain ECO-R2.1 as notified (inferred, see original submission).	Modification or clearance of indigenous biodiversity is an inherent part of quarry activities. Quarry operators are able to apply the effects management hierarchy to vegetation clearance.
Winstone Aggregates	444	11	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2.3 (Indigenous vegetation removal)	Support in part	Seeks that ECO-R2.3 does not apply to the Overburden Disposal Area as defined in this submission, on the condition that the OBDA is rezoned to Quarry Zone.	This rule need not apply to the OBDA, as vegetation clearance is already known to be appropriate.
Winstone Aggregates	444	12	NOISE - Noise	NOISE-R5.1.a (Activities that result in vibration)	Support in part	Seeks that NOISE-R5.1.a should be updated to include vibration velocity limits (mm/s PPV) at occupied buildings containing noise sensitive activities. The limits should depend on the time of day and the receiving environment. They should not apply to blasting vibration, which is subject to other standards. (Refer to page 13 of the original submission for an alternative table to that provided in Noise-5.1a of the proposed District Plan).	Provisions should reflect quarry-specific operational realities and monitoring findings, the proposed amendments reflect up to date best practice for vibration. (Refer to original submission for full reasons)
Winstone Aggregates	444	13	NOISE - Noise	NOISE-R5.1.b (Activities that result in vibration)	Support in part	Seeks that NOISE-R5.1.b adopt the current version of the Standard, DIN 4150-3:2016 Vibration in buildings – Part 3: Effects on structures (see original submission)	Provisions should reflect quarry-specific operational realities and monitoring findings, the proposed amendments reflect up to date best practice for vibration. (Refer to original submission for full reasons)
Winstone Aggregates	444	14	NOISE - Noise	NOISE-R6 (New buildings, or alteration and additions to existing buildings, to be used by an activity sensitive to noise within the Highway and Railway Noise Overlay - High)	Support in part	No specific relief requested (see original submission)	Quarry activities are not noise sensitive activities. The HRNO covers only a small portion of the lower site. Retain Overlay as this will manage noise sensitive activities in the zone.
Winstone Aggregates	444	15	NOISE - Noise	NOISE-S7 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise, within the Highway and Railway Noise Overlay - Moderate)	Support in part	Seeks that the district plan be made explicit that an exception be made to Noise-R6 for quarry activities.	Quarry activities are not noise sensitive activities. The HRNO covers only a small portion of the lower site. Retain Overlay as this will manage noise sensitive activities in the zone.
Winstone Aggregates	444	16a	NOISE - Noise	NOISE-R8.3 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise)	Amend	Seeks that Rule Noise-R8.3 is corrected and labelled as R8.1.	Incorrectly labelled.
Winstone Aggregates	444	16b	NOISE - Noise	NOISE-R8.3 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise)	Support in part	Seeks that the status of noise sensitive activities in the Quarry Zone under NOISE-R8 should be amended to be consistent with NOISE-O2, and with QUARZ-R7 and QUARZ-R8 – which state that residential activity and all other activities not otherwise provided for in the Quarry Zone have either a non-complying or prohibited status.	No limits would apply to noise generated by quarrying activities when received at these noise sensitive sites and the potential noise effects on residential outdoor amenity could be significant. This exposes existing quarry activities are exposed to reverse sensitivity effects, greater protection is sought to guard against the risk of sterilising aggregate resource at the quarry due to poor controls of residential activity in the vicinity. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Aggregates	444	17	NOISE - Noise	NOISE-S1 (Emission of noise)	Support	Retain references to Standards NZS 6801:2008 Acoustics - measurement of environmental sound, NZS 6802:2008 Acoustics - Environmental noise, and NZS 6803:1999 Acoustics - Construction noise as notified (inferred, see original submission).	NZS 6801 and 6802 (2008) are the appropriate standards. The adoption of these Standards and the use of the L_{Aeq} noise descriptor is consistent with industry best practice and it complies with the requirements of Chapter 15 Noise and Vibration Metrics Standard of the National Planning Standards.
Winstone Aggregates	444	18	NOISE - Noise	NOISE-APP1 (Noise limits by emitting and receiving zone)	Oppose in part	Seeks that the numerical noise limit for activities in the Quarry Zone between 07:00 and 19:00 should be 68 dB L_{Aeq}.	L_{A10} levels under the operative District Plan are assessed between 07:00 and 22:00 in accordance with NZS 6802:1991. Under the proposed rule, L_{Aeq} levels would be assessed over a shorter timeframe of 07:00 to 19:00 and in accordance with NZS 6802:2008.
Winstone Aggregates	444	19	NOISE - Noise	NOISE-APP2 (Noise limits for construction activities)	Oppose in part	Seeks that the permitted construction noise limits should reflect the criteria of NZS 6803:1999. They should only apply at buildings that are occupied during the works and should be categorised by: a. Occupied buildings in which an activity sensitive to noise occurs b. Occupied buildings used for all other activities An appropriate rule is provided below. <u>Noise generated by construction activities must comply with the following limits when measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction noise. Short-term duration means construction work at any one location for 14 days or less. Typical duration means construction work at any one location between 15 days and 20 weeks. Longterm duration means construction work at any one location for more than 20 weeks.</u> (See Table provided on page 15 of 31 in the original submission.)	The proposed construction noise limits only apply at buildings in which an activity sensitive to noise occurs. The proposed limits apply whether or not the building is occupied, but it should not be necessary to comply with construction noise limits outside an unoccupied building. The proposed limits would enable considerable noise effects at night on activities sensitive to noise that are located in commercial zones. (refer to original submission for full reasons)
Winstone Aggregates	444	20	TR - Transport	TR-P6 (Highly constrained roads)	Support	Retain as notified.	Liverton Road needs further upgrades before rural and rural lifestyle intensification is appropriate.
Winstone Aggregates	444	21	TR - Transport	TR-R1 (All activities – Transport facilities, excluding vehicle crossings)	Support	Retain as notified.	This rule aligns with current operations.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Aggregates	444	22	TR - Transport	Table 8 - High Trip Generating Activity Thresholds	Amend	Seeks to amend Table 8 of the Transport Chapter as follows: Insert Quarrying Activities. Add a new row into Table 8: High trip generating activity thresholds to specify that • Quarrying Activities have a threshold of 500 vehicle movements per day.	Recognise quarry-related traffic movements as distinct from other high volume activities in their patterns. The Quarry has existing use rights due to the historical nature of activities on site and is a long-established activity. The recommended trip threshold in the notified plan does not accommodate current traffic levels and would significantly impact quarry operations.
Winstone Aggregates	444	23	TR - Transport	Trip Generation	Amend	Seeks that if Quarrying activities are not included in Table 8 of the Transport Chapter with a 500 vehicle movement per day threshold as applies through the ODP at present, include the in the Specified High Trip Generation Exemption Overlay with a 500 vehicle movement per day threshold.	Recognise quarry-related traffic movements as distinct from other high volume activities in their patterns. The Quarry has existing use rights due to the historical nature of activities on site and is a long-established activity. The recommended trip threshold in the notified plan does not accommodate current traffic levels and would significantly impact quarry operations.
Winstone Aggregates	444	24	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Support	Retain as notified (inferred - refer to original submission)	Support retention of the definition. Slope Hazard Overlay (SHO) does not apply to quarrying activities; SHO only applies to subdivision.
Winstone Aggregates	444	25	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay - Quarry Zone	Oppose	Remove Low Flood Hazard Overlay from the Quarry Zone.	Quarrying activities will result in changes to levels and falls, so it is likely that these static overlays will not remain accurate over the lifetime of the plan. This reflects the dynamic nature of quarry landforms. Quarries are dynamic; static mapping does not reflect this.
Winstone Aggregates	444	26	Maps - Natural and Coastal Hazard Overlays	Medium Flood Hazard Overlay - Quarry Zone	Oppose	Remove Medium Flood Hazard Overlay from the Quarry Zone.	Quarrying activities will result in changes to levels and falls, so it is likely that these static overlays will not remain accurate over the lifetime of the plan. This reflects the dynamic nature of quarry landforms. Quarries are dynamic; static mapping does not reflect this.
Winstone Aggregates	444	27	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - Quarry Zone	Oppose	Remove High Flood Hazard Overlay from the Quarry Zone.	Quarrying activities will result in changes to levels and falls, so it is likely that these static overlays will not remain accurate over the lifetime of the plan. This reflects the dynamic nature of quarry landforms. Quarries are dynamic; static mapping does not reflect this.
Winstone Aggregates	444	28	NH - Natural Hazards	NH-O3 (Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay)	Amend	Amend NH-O3 as follows: Provide for subdivision, use and development in the Quarry Zone, General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone while also ensuring development and use in this area minimises the risk from flood hazards to people, buildings and infrastructure.	Provide for the Quarry Zone in line with other zones of a similar nature and character such as the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone. These Zones are an important supply of business land under the NPSUD.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Aggregates	444	29	NH - Natural Hazards	NH-P2 (Levels of Risk)	Amend	Amend NH-P2 (Levels of risk) to as follows: 1. Avoiding buildings and activities in the High Natural Hazard Overlays (with the exception of the Quarry Zone, General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development maintains or reduces the existing risk from the natural hazard to people, buildings and infrastructure. 2. Within the Quarry Zone, General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone, recognise the regional importance of these areas, while ensuring that subdivision, use, or development located in these areas minimises the risk from flood hazards in the High Flood Hazard Overlay to people, buildings, and infrastructure."	Provide for the Quarry Zone in line with other zones of a similar nature and character such as the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone. These Zones are an important supply of business land under the NPSUD.
Winstone Aggregates	444	30	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Amend	Amend P9.4 (Subdivision, use and development in the Flood Hazard Overlays) to read: Provide for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay but also in the Quarry Zone, General Industrial Zone in Seaview the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone, or the Seaview Marina Zone where: ...	Provide for the Quarry Zone in line with other zones of a similar nature and character such as the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone. These Zones are an important supply of business land under the NPSUD.
Winstone Aggregates	444	31	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Amend	Amend P9.6 (Subdivision, use and development in the Flood Hazard Overlays) as follows: ...in all zones (with the exception of the Quarry Zone, General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone) unless:...	Provide for the Quarry Zone in line with other zones of a similar nature and character such as the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone. These Zones are an important supply of business land under the NPSUD.
Winstone Aggregates	444	32	EW - Earthworks	EW Chapter	Support	Retain as notified to the extent that the chapter relates to Quarry Zone and or Quarry Activities	Earthworks are better managed by the policies and rules of the Quarry Zone than the Earthworks chapter. The exclusion of quarrying activities from the Earthworks Chapter reduces regulatory duplication.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Aggregates	444	33	EW - Earthworks	EW-P15 (Earthworks and vertical holes within the National Grid Yard not associated with infrastructure)	Support	Retain as notified.	The provisions of this chapter do not apply to quarrying activities in the Quarry Zone. Placement and management of overburden in the OBDA is adjacent but not within the National Grid Yard. Subject to a change in zoning of the OBDA from NOSZ to QZ, then Rule EW-P15 will not regulate the placement of overburden materials.
Winstone Aggregates	444	34	CE - Coastal Environment (General)	CE-P7 (Mining, Quarrying and Forestry Activities in the Coastal Environment)	Support	Retain as notified.	The Belmont Quarry does not contain any High, Very High or Outstanding Coastal Natural Character Areas.
Winstone Aggregates	444	35	LIGHT - Light	Light Table-1	Support	Retain as notified, seek no changes are made to Quarry Zone in Light-Table-1.	There are safety and operational needs for lighting in the Quarry Zone, and this can be appropriately managed so as to not affect any light sensitive area outside of the zone.
Winstone Aggregates	444	36	SIGN - Signs	SIGN-R2 (Third-party advertising signs)	Support	Retain as notified.	There is a safety and operational need for signs to identify areas within the quarry, and to allow for way finding from Hebden Crescent into the Quarry Zone. These signs may relate to third parties for navigation or functional reasons such as transporters.
Winstone Aggregates	444	37	WIND - Wind	WIND-S1 (Safety) and WIND-S2 (Deterioration of wind)	Support	Seeks that Wind-S1 and Wind-S2 are retained as notified, provided the standards do not apply to non-public space and definition of public space is amended (see original submission)	Changes in topography and ground level can change wind patterns across the Quarry site. There is no need to protect amenity within the zone, and the standard relates to public spaces.
Winstone Aggregates	444	38	Definitions	Public Space	Amend	Amend definition of public space as follows: ...means those places in the public realm which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but are not limited to, streets, accessways, squares, urban parks, open space and all open areas that are generally available for use by the public, notwithstanding that access may be denied at certain times. <u>Public space excludes any land subject to the Quarry Zone.</u>	This will ensure that the application of wind rules are at the zone boundary and beyond, but there is no need to apply wind rules within the zone. There are no public spaces on site, but there is public space adjacent to the OBDA. (Refer to original submission for full reasons)
Winstone Aggregates	444	39	Maps - Zoning / Special Purpose	Quarry Zone	Support	Retain the Quarry Zone over the subject site as showing on planning maps.	Quary Zone is the most appropriate zone from the National Planning Standards. The Quarry Zone Purpose Statement recognises the critical role of quarries in regional development. (Refer to original submission for full reasons)
Winstone Aggregates	444	40	QZ - Quarry Zone	QUARZ-O1 (Purpose of the Quarry Zone)	Support	Retain QUARZ-O1 as notified (inferred, see original submission)	QUARZ-O1 as worded is a clear indication of the objective of the quarry zone.
Winstone Aggregates	444	41	QZ - Quarry Zone	QUARZ-O2 (Activities in the zone)	Support	Retain QUARZ-O2 as notified (inferred, see original submission)	Winstone supports the inclusion of functional need or operational need to be within the zone in the objective.

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Winstone Aggregates	444	42	QZ - Quarry Zone	QUARZ-O3 (Adverse effects)	Amend	Amend the objective as follows: Adverse effects of activities and development within the Quarry Zone are effectively managed within the ~~Zone~~ Quarry Zone Protection Overlay.	This objective is too restrictive on future plans and spatial expansion. As the QZPO is located over the General Rural Zone to the west, there is no need to internalise effects at the QZ boundary. (Refer to original submission for full reasons).
Winstone Aggregates	444	43	QZ - Quarry Zone	QUARZ-P1 (Enabled activities)	Amend	Amend QUARZ-P1 as follows: 'Enable the operation and development of quarrying activities ~~and conservation activities~~ within the Quarry Zone.'	Restoration/rehabilitation of the quarry provided for in QUARZ-P1. Conservation demand is around the edges of the Quarry Amenity Protection Overlay and the Quarry Zone Protection Overlay which provide for the ARM of adverse effects and the transition of land use from sensitive to non-sensitive. (Refer to original submission for full reasons)
Winstone Aggregates	444	44	QZ - Quarry Zone	QUARZ-P2 (Potentially incompatible activities)	Support	Retain QUARZ-P2 as notified (inferred, see original submission)	Winstone supports the inclusion of functional need or operational need to be within the zone in the objective.
Winstone Aggregates	444	45	QZ - Quarry Zone	QUARZ-P3 (Recognition of significance of aggregates and finite nature)	Support	Retain QUARZ-P3 as notified (inferred, see original submission)	Winstone supports the recognition of the Quarry Zone as a natural and physical resource of regional importance.
Winstone Aggregates	444	46	QZ - Quarry Zone	QUARZ-P5 (Zone interfaces)	Amend	Amend the policy as follows: Require land use and development in the Quarry Zone to maintain reasonable amenity for adjoining zones outside of the Quarry Zone Protection Overlay, including through management of:...	If the QZPO is located over the General Rural Zone to the west, there is no need to internalise effects at the QZ boundary.
Winstone Aggregates	444	47	QZ - Quarry Zone	QUARZ-P6 (Vibration)	Amend	Amend the policy as follows: ...2. Does not compromise people's health at the zone boundary.	QUARZ-P6 enables vibration where it "does not compromise people's health" but doesn't specify the point of assessment (e.g. zone boundary vs. within site). Health and safety within the site are most appropriately managed under the Health and Safety at Work Act 2015, not the District Plan. The provision should clarify that health effects are assessed at the zone boundary, to avoid overlap with workplace legislation. The policy does not specify where it applies to within the environment. Avoid redundant overlap with health and safety legislation.

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Winstone Aggregates	444	48	QZ - Quarry Zone	QUARZ-P7 (Retention of indigenous vegetation)	Oppose in part	Seeks to remove QUARZ-P7 from the QUARZ and if needed reapply in other parts of the plan such as the GRZ outside and adjacent to the QUARZ (refer to original submission)	Policy QUARZ-P7 also does not specify where it shall be applied. As a policy within the QUARZ Zone, it will apply within the Quarry Zone. There is a functional and operational need to remove vegetation within the Zone. The retention of vegetation for visual amenity and screening purposes better relates to the Quarry Amenity Protection Overlay which is within the General Rural and Rural Lifestyle zones. Policy QUARZ-P7 should be removed from the QUARZ as there is no need to retain vegetation within the Zone. (refer to original submission for full reasons)
Winstone Aggregates	444	49	QZ - Quarry Zone	QUARZ-P7 (Retention of indigenous vegetation)	Amend	Seeks to amend QUARZ-P7 to provide greater flexibility around the clearance of existing indigenous vegetation where there is an operational necessity of vegetation clearance in active quarry areas. Ensure any replanting requirements are practical, scalable, and reflect functional and operational needs of the quarry.	The policy and rule framework sends mixed signals and risks confusion for both Council and quarry operators. Policy intent should reflect what is actually enabled by rules. (Refer to original submission for full reasons)
Winstone Aggregates	444	50	QZ - Quarry Zone	QUARZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified.	The efficient reuse of buildings, removal of buildings, and construction of new buildings is ancillary to quarry activities.
Winstone Aggregates	444	51	QZ - Quarry Zone	QUARZ-R2 (Demolition and removal of buildings and structures)	Support	Retain rule as notified.	The efficient reuse of buildings, removal of buildings, and construction of new buildings is ancillary to quarry activities.
Winstone Aggregates	444	52	QZ - Quarry Zone	QUARZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support	Retain rule as notified.	The efficient reuse of buildings, removal of buildings, and construction of new buildings is ancillary to quarry activities.
Winstone Aggregates	444	53	QZ - Quarry Zone	QUARZ-R4 (Conservation Activities)	Amend	Amend rule as follows: ~~Conservation~~ Rehabilitation activities	Rehabilitation activities are crucial to the successful management, remedy, and offset of effects permitted within the zone. Part of the zone is subject to QEII covenant. As part of the proposed exchange of reserve land, this QEII land will be acquired by DOC. Therefore, while conservation activities will occur in the environment (if the fast track is approved that land will become part of the Regional Park), they will not be occurring within the Quarry Zone.
Winstone Aggregates	444	54	QZ - Quarry Zone	QUARZ-R5.1 (Quarrying activities)	Oppose in part	Seeks to remove conditions QUARZ-S4 and QUARZ-S5.	The Quarry Setback Overlay and the Special Amenity Area Overlay are not shown on maps and not provided for in the objectives and policies. The wording of the standard is unclear and unenforceable.
Winstone Aggregates	444	55	QZ - Quarry Zone	QUARZ-R5.2 (Quarrying activities)	Support in part	Seeks to amend activity status to a Controlled Activity.	A controlled activity status gives the site operator more certainty in the future investment into quarry operations as well as environmental enhancements. (Refer to original submission for full reasons)

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Winstone Aggregates	444	56	QZ - Quarry Zone	QUARZ-R5A.1 (Quarrying activities)	Oppose (requesting new provision)	Insert new rule as follows: QUARZ-R5A.1 Quarrying activities within the Overburden Disposal Area Overlay. Activity status: Permitted The transport, storage, of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and clean filling of the quarry, but excluding the extraction, sale, blasting, recycling and or processing of aggregates where compliance is achieved with: i. QUARZ-S2: Hours of operation. ii. QUARZ-S3: Vibration associated with blasting. iii. QUARZ-S7: Quarry Management Plan.	This new rule framework limits the extent of quarrying activities within the OBDA Overlay to only the disposal of overburden cleanfill (and ancillary activities) but new quarrying needs consent. Overburden disposal is subject to conditions, and a controlled activity pathway is available for non-compliances. New extractive and processing require consent as a discretionary activity.
Winstone Aggregates	444	57	QZ - Quarry Zone	QUARZ-R5A.2 (Quarrying activities)	Oppose (requesting new provision)	Insert new rule as follows: QUARZ-R5A.2 Quarrying activities (as defined in Rule 5A.1) within the Overburden Disposal Area Overlay that does not comply with one or more activity standards. Activity status: Controlled Where compliance is not achieved with QUARZ-R5A.1. Matters of control are restricted to: i. The matters of discretion in any standards not met. ii. Any positive benefits that can only be achieved through non-compliance with any standards not met.	This Rule allows for consent to be sought for non-compliance with standards.
Winstone Aggregates	444	58	QZ - Quarry Zone	QUARZ-R6 (Industrial activities ancillary to quarrying)	Support	Seeks to amend activity status to a Controlled Activity.	Winstone support a consenting pathway be provided for ancillary activities. A controlled activity status gives the site operator more certainty in the future investment into high quality ancillary services.
Winstone Aggregates	444	59	QZ - Quarry Zone	QUARZ-R7 (Residential activity)	Support in part	Seeks to preclude notification.	Living quarters on the Quarry site will have no adverse effect on any person other than Winstone itself, therefore notification is not required on a limited or public basis.
Winstone Aggregates	444	60	QZ - Quarry Zone	QUARZ-R8 (Activities not otherwise provided for)	Support in part	Retain QUARZ-R8 (Activities not otherwise provided for) as notified (inferred, see original submission)	Winstone supports a consenting pathway be provided for activities not related to quarry activities, with the appropriate activity status of Non-Complying Activity. Poor planning control of neighbouring activities is a key risk to sterilise resource and continued life of the quarry. Winstone considers it should be notified about these activities and have the chance to submit, given the potential impact on their activities. (Refer to original submission for full reasons)
Winstone Aggregates	444	61	QZ - Quarry Zone	QUARZ-S1 (Height)	Amend	Amend standard as follows: ...For the purpose of this standard, RL = MSL, ~~1949~~ 2016 Geodetic Datum.	Use of an outdated vertical reference could lead to errors in compliance calculations, surveyor confusion, and technical disputes. Reconsider vertical datum to modern LINZ standards. (Refer to original submission for full reason)

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Winstone Aggregates	444	62	QZ - Quarry Zone	QUARZ-S1 (Height)	Amend	Seeks exception for for radio towers, cell towers, support structures and cement silos	These structures are common to quarry operations and, while tall, are often not visually intrusive due to topography. The rules should include function-based exemptions or acknowledge the context of quarrying. An amendment would provide functional exemptions for narrow or essential structures. (Refer to original submission for full reasons)
Winstone Aggregates	444	63	QZ - Quarry Zone	QUARZ-S2 (Hours of operation)	Support in part	Seeks addition of a new 1.4 subclause to allow for emergency activities to be exempt from hours of operation.	This will mitigate the need for retrospective consenting after an incident.
Winstone Aggregates	444	64	QZ - Quarry Zone	QUARZ-S2 (Hours of operation)	Amend	Amend QUARZ-S2 as follows: ... Matters of discretion if the standard is breached: 1. The impact on adjacent sites and residential units in adjacent zones, including effects from: 1a. Noise and vibration, and 1b. Light and glare. ~~2. Impacts on the transport network.~~	Loading, unloading and movement of vehicles can occur at any time (24 hours/7 days). As such it would seem that under QUARZ- S2 (hours of operation) that the matter of discretion of the impact on the transport network resulting from a breach of the standard is redundant. Vehicles can move onto and off the site (24 hours/7 days) so transport movements cannot breach the standard.
Winstone Aggregates	444	65	QZ - Quarry Zone	QUARZ-S3 (Vibration associated with blasting)	Amend	Seeks to amend QUARZ-S3 by updating the airblast provisions to use the current descriptor of 126 dB LZpeak at the notional boundary and include an overpressure limit of 133 dB LZpeak at the façade of unoccupied buildings.	No reasons specific to this relief, refer to original submission
Winstone Aggregates	444	66	QZ - Quarry Zone	QUARZ-S3 (Vibration associated with blasting)	Oppose in part	Delete QUARZ-S3.5.	There are no measurable criteria in QUARZ-S3.5. It is not stated how the occupiers should be notified, and compliance depends on their availability to be contacted. This standard is unclear and would be difficult to assess compliance with.
Winstone Aggregates	444	67	QZ - Quarry Zone	QUARZ-S3 (Vibration associated with blasting)	Oppose in part	Delete QUARZ-S3.6.	QUARZ-S3.6. sets unclear requirements for monitoring blasting within a 'Quarry Management Area' which is not defined. It requires monitoring to continue after sufficient data is available to ensure continued compliance, which is unnecessary.
Winstone Aggregates	444	68	QZ - Quarry Zone	QUARZ-S3 (Vibration associated with blasting)	Oppose in part	Delete QUARZ-S3.10 (inferred, refer to original submission)	The reference in QUARZ-S3.10 to Appendix J4.2.2 of AS2187.2 2006 is incorrect. Compliance with the proposed rule would depend on access to the nearest receiving site being obtained for all blasting vibration monitoring. Additionally, the referenced locations for measurements are not the most appropriate for monitoring the effects of blasting vibration on buildings. Compliance with the blasting vibration limits can be determined by monitoring at proxy locations when access to a receiving site is not available, so this rule is unnecessary.

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Winstone Aggregates	444	69	QZ - Quarry Zone	QUARZ-S3 (Vibration associated with blasting)	Amend	Seeks to amend QUARZ-S3.11 to require blasting vibration to comply with the guideline vibration values of DIN 4150–3:2016 Vibration in buildings – Part 3: Effects on structures when measured and assessed in accordance with that Standard at any building on any other site – and not the informative values of AS 2187.2:2006.	The AS 2187.2:2006 Table referenced in QUARZ-S3.11 for vibration limits does not exist. The guideline values in the AS Standard are provided for information and guidance only, and they do not include values for structures that may be particularly sensitive to vibration (e.g., heritage buildings). They are significantly higher than the guideline values of DIN 4150–3:2016, which are based on zero damage occurring.
Winstone Aggregates	444	70	QZ - Quarry Zone	QUARZ-S3 (Vibration associated with blasting)	Oppose in part	Delete QUARZ-S12	QUARZ-S3.12 requires compliance with the 1997 version of NZS/ISO 2631, which has been withdrawn and is no longer available. It contains values that are significantly higher than the zero damage guideline values of DIN 41503:2016. The current version of NZS/ISO 2631 does not recommend any guideline values to comply with. The NZS/ISO 2631 Standard is therefore not an appropriate reference for permitted vibration limits.
Winstone Aggregates	444	71	QZ - Quarry Zone	QUARZ-S4 (Quarry Setback Overlay)	Oppose	Delete QUARZ-S4 from within the Quarry Zone.	The standard refers to the 'Quarry Setback Overlay', at QUARZ-S4 but that does not feature on planning maps, objectives, or policies of the QZ. Standards that depend on spatial layers must be linked to mapped overlays and clearly defined in the plan. Without mapped overlays, these provisions are unenforceable and introduce risk to all parties. These standards read as policy directives, not quantifiable rules. Vegetation is already protected by QEII covenant, and no further district plan protection is warranted. If further protection is needed from the Quarry Amenity Protection Overlay, then vegetation clearance rules can be applied within the GRZ and RLZ. (Refer to original submission for full reasons)
Winstone Aggregates	444	72	QZ - Quarry Zone	QUARZ-S5 (Special Amenity Area Overlay)	Oppose	Delete QUARZ-S5.	This is an outdated reference from the DDP. Vegetation is already protected by QEII covenant, and no further district plan protection is warranted. Expert LV assessment from DCM Urban demonstrates minimal visual impacts when viewed from the Valley Floor. The proposed vegetation removal would enable access to additional aggregate resources and OBDA, extending the quarry life by up to 20 years. Specification of 'maintenance' in the standard is inappropriate. Use of 'maintain' QUARZ-S5 functions more as a policy directive. It is difficult for a plan user to determine whether compliance with s4 and or s5 is achieved in its current configuration. (Refer to the original submission for full reasons)

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Winstone Aggregates	444	73	QZ - Quarry Zone	QUARZ-S6 (Landslide hazard and erosion)	Oppose	Delete QUARZ-S6.	This standard requires the reader to exercise discretion in its application and is not binary as to whether compliance is able to be achieve prior to the commencement of works. “is not increased” is not a sound permitted activity standard and cannot readily be enforced.
Winstone Aggregates	444	74	QZ - Quarry Zone	QUARZ-S7 (Quarry Management Plan)	Support	Retain QUARZ-S7 as notified.	There is already a compliant QMP in place, that applies to the Quarry’s existing use and operation of the site, for which existing use rights exist.
Winstone Aggregates	444	75	Maps - Zoning / Rural	General Rural Zone - Lot 100 DP 322126	Support	Retain GRZ on Lot 100 DP 322126 as notified.	GRZ is an appropriate zone for the Quarry boundary.
Winstone Aggregates	444	76	Maps - Zoning / Rural	Quarry Amenity Protection Overlay	Oppose	Remove the Quarry Amenity Protection Overlay from the Planning Maps.	This is shown on maps but no other provisions. Uncertain in its implementation. Unclear what the objective this overlay relates to, and does not appear to link to any policies, rules, and methods.
Winstone Aggregates	444	77	Maps - Zoning / Rural	Quarry Zone Protection Overlay	Support	Retain the Quarry Zone Protection Overlay.	This buffer zone will slow down the encroachment of sensitive activities i.e. rural residential. The protection of regionally significant infrastructure from reverse sensitivity is provided for by RPS Policy 22(m). (Refer original submission for full reasons)
Winstone Aggregates	444	78	GRUZ - General Rural Zone	GRUZ-QZPO-O1 (Protection of the quarrying activities in the Quarry Zone)	Amend	Remove the word ‘new’ from the objective.	New and existing activities can each have reverse sensitivity effects on the quarry zone.
Winstone Aggregates	444	79	RLZ - Rural Lifestyle Zone	RLZ-QZPO-O1 (Protection of the quarrying activities in the Quarry Zone)	Amend	Remove the word ‘new’ from the objective.	New and existing activities can each have reverse sensitivity effects on the quarry zone.
Winstone Aggregates	444	80	GRUZ - General Rural Zone	GRUZ-QZPO-P1 (Activities in the Quarry Zone Protection Overlay)	Amend	Amend policy as follows: ~~Only allow~~ Avoid activities within 500 m of in the Quarry Zone Protection Overlay ~~where they do not increase reverse~~ that are sensitive to any effects ~~on~~ of ~~quarrying~~ lawfully ~~established~~ activities within the Quarry Zone.	Support the proposed Quarry Protection Area provisions but request additional recognition of reverse sensitivity issues. Prohibit or tightly control sensitive activities (e.g., residential development) within 500 metres of the Quarry Zone boundary. This policy creates a bottom line for any further loss of protection from reverse sensitivity.
Winstone Aggregates	444	81	RLZ - Rural Lifestyle Zone	RLZ-QZPO-P1 (Enabled activities)	Amend	Amend policy as follows: ~~Only allow~~ Avoid activities within 500 m of in the Quarry Zone Protection Overlay ~~where they do not increase reverse~~ that are sensitive to any effects ~~on~~ of ~~quarrying~~ lawfully ~~established~~ activities within the Quarry Zone.	Support the proposed Quarry Protection Area provisions but request additional recognition of reverse sensitivity issues. Prohibit or tightly control sensitive activities (e.g., residential development) within 500 metres of the Quarry Zone boundary. This policy creates a bottom line for any further loss of protection from reverse sensitivity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Winstone Aggregates	444	82	GRUZ - General Rural Zone	GRUZ-QZPO-R1 (Construction of new residential units in the Quarry Zone Protection Overlay)	Support in part	Seeks that the rule is amended to be subject to compliance with the following standard: • 35 dB LAeq between 10 pm and 7 am within bedrooms and sleeping spaces • 40 dB LAeq at all other times within all other noise sensitive spaces. Seeks that limited notification remain available.	Rules are fit for purpose but do not provide standards which design, and construction must achieve. Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry. (Refer to original submission for full reasons)
Winstone Aggregates	444	83	GRUZ - General Rural Zone	GRUZ-QZPO-R2 (Residential activities in the Quarry Zone Protection Overlay)	Support in part	Seeks that the rule is amended to be subject to compliance with the following standard: • 35 dB LAeq between 10 pm and 7 am within bedrooms and sleeping spaces • 40 dB LAeq at all other times within all other noise sensitive spaces. Seeks that limited notification remain available.	Rules are fit for purpose but do not provide standards which design, and construction must achieve. Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry. (Refer to original submission for full reasons)
Winstone Aggregates	444	84	GRUZ - General Rural Zone	GRUZ-QZPO-R3 (Visitor accommodation in the Quarry Zone Protection Overlay)	Support in part	Seeks that the rule is amended to be subject to compliance with the following standard: • 35 dB LAeq between 10 pm and 7 am within bedrooms and sleeping spaces • 40 dB LAeq at all other times within all other noise sensitive spaces. Seeks that limited notification remain available.	Rules are fit for purpose but do not provide standards which design, and construction must achieve. Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry. (Refer to original submission for full reasons)
Winstone Aggregates	444	85	RLZ - Rural Lifestyle Zone	RLZ-QZPO-R1 (Construction of new residential units in the Quarry Zone Protection Overlay)	Support in part	Seeks that the rule is amended to be subject to compliance with the following standard: • 35 dB LAeq between 10 pm and 7 am within bedrooms and sleeping spaces • 40 dB LAeq at all other times within all other noise sensitive spaces. Seeks that limited notification remain available.	Rules are fit for purpose but do not provide standards which design, and construction must achieve. Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry. (Refer to original submission for full reasons)
Winstone Aggregates	444	86	RLZ - Rural Lifestyle Zone	RLZ-QZPO-R2 (Residential activities in the Quarry Zone Protection Overlay)	Support in part	Seeks that the rule is amended to be subject to compliance with the following standard: • 35 dB LAeq between 10 pm and 7 am within bedrooms and sleeping spaces • 40 dB LAeq at all other times within all other noise sensitive spaces. Seeks that limited notification remain available.	Rules are fit for purpose but do not provide standards which design, and construction must achieve. Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry. (Refer to original submission for full reasons)
Winstone Aggregates	444	87	RLZ - Rural Lifestyle Zone	RLZ-QZPO-R3 (Visitor accommodation in the Quarry Zone Protection Overlay)	Support in part	Seeks that the rule is amended to be subject to compliance with the following standard: • 35 dB LAeq between 10 pm and 7 am within bedrooms and sleeping spaces • 40 dB LAeq at all other times within all other noise sensitive spaces. Seeks that limited notification remain available.	Rules are fit for purpose but do not provide standards which design, and construction must achieve. Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry. (Refer to original submission for full reasons)

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Winstone Aggregates	444	88	GRUZ - General Rural Zone	GRUZ-QZPO-R4 (New rule)	Oppose (requesting new provision)	Seeks to amend GRUZ-QZPO-R4 to ensure applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry. The new rule allows for the quarry owner fair representation in the management of reverse sensitivity effects, and prevents assumptions by neighbours and processing Officers. Refer to original submission for full reasons)
Winstone Aggregates	444	89	GRUZ - General Rural Zone	GRUZ-QZPO-R5 (New rule)	Oppose (requesting new provision)	Seeks to amend GRUZ-QZPO-R5 to ensure applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry. The new rule allows for the quarry owner fair representation in the management of reverse sensitivity effects, and prevents assumptions by neighbours and processing Officers. Refer to original submission for full reasons)
Winstone Aggregates	444	90	GRUZ - General Rural Zone	GRUZ-QZPO-R6 (New rule)	Oppose (requesting new provision)	Seeks to amend GRUZ-QZPO-R6 to ensure applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry. The new rule allows for the quarry owner fair representation in the management of reverse sensitivity effects, and prevents assumptions by neighbours and processing Officers. Refer to original submission for full reasons)
Winstone Aggregates	444	91	RLZ - Rural Lifestyle Zone	RLZ-QZPO-R1A (New rule)	Oppose (requesting new provision)	Seeks to amend RLZ-QZPO-R1A to ensure applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry. The new rule allows for the quarry owner fair representation in the management of reverse sensitivity effects, and prevents assumptions by neighbours and processing Officers. Refer to original submission for full reasons)
Winstone Aggregates	444	92	RLZ - Rural Lifestyle Zone	RLZ-QZPO-R2A (New rule)	Oppose (requesting new provision)	Seeks to amend RLZ-QZPO-R2A to ensure applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry. The new rule allows for the quarry owner fair representation in the management of reverse sensitivity effects, and prevents assumptions by neighbours and processing Officers. Refer to original submission for full reasons)
Winstone Aggregates	444	93	RLZ - Rural Lifestyle Zone	RLZ-QZPO-R3A (New rule)	Oppose (requesting new provision)	Seeks to amend RLZ-QZPO-R3A to ensure applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry. The new rule allows for the quarry owner fair representation in the management of reverse sensitivity effects, and prevents assumptions by neighbours and processing Officers. Refer to original submission for full reasons)

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Winstone Aggregates	444	94	Maps - Zoning / Open Space	Natural Open Space Zone - Belmont Quarry Lower Hutt	Oppose in part	Seeks that the 29.04 hectare area as defined in Table 1, page 16, Appendix A of the original submission Overburden Disposal Area is rezoned to Quarry Zone with an Overburden Disposal Area overlay (OBDA).	The rezoning is sought so that the zoning provided for in the new HCC District Plan accurately reflects the anticipated change in ownership and future use of the land. This maintains the integrity of the new plan and ensures that the plan is aligned with the future development at Belmont Quarry. Winstone proposes to limit the type of quarrying activities that can occur in that OBDA area to those it seeks to be provided for in the fast-track approval for overburden disposal activities. No blasting, excavation or crushing or processing of aggregate in this area would occur. This is outlined by new proposed rules in the Quarry Zone chapter. (Refer to New Rule 5A.1 and 5A.2 above on page 10 and 11 of Appendix A.
Winstone Aggregates	444	95	Maps - Zoning / Open Space	Natural Open Space Zone - Belmont Quarry Lower Hutt	Oppose in part	Seeks that the parcels of land contained in Table 2, page 17 of Appendix A of the original submission, are rezoned to Natural Open Space Zone with a Quarry Zone Protection Overlay.	The rezoning is sought so that the zoning provided for accurately reflects the anticipated change in ownership and future use of the land (Refer to original submission for full reasons)
Winstone Aggregates	444	96	NZTA - New Zealand Transport Agency	NZTA-01 (State Highway 2)	Neutral	No relief sought.	No effect on operations. No substantial area of overlap with the quarry site.
Winstone Aggregates	444	97	WRC - Wellington Regional Council	WRC-12 (Belmont Regional Park)	Oppose in part	Seeks that the spatial envelope of the NoR be amended to exclude 29.04 ha of GWRC land needed for the OBDA, as per Table 3, page 19, Appendix A of original submission. For the remainder of the NoR outside of the 29.04 ha, there is no relief sought in terms of the NoR. (Refer to original submission for more detail, inlcuding map)	This is to reflect that these parcels of land proposed for exchange with DoC as part of the land exchange process and will become part of Belmont Regional Park if the fast-track approvals are granted. (Refer torminal submission for full reasons)
Winstone Aggregates	444	98	Maps - Zoning / Special Purpose	Quarry Zone	Support	Retain Quarry Zone	Most appropriate zone from National Planning Standards
Winstone Aggregates	444	99	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay	Oppose	Remove Low Flood Hazard overlay	Over the 10+ year life of the plan these overlays will not remain accurate due to quarrying activities and changes in ground levels.
Winstone Aggregates	444	100	Maps - Natural and Coastal Hazard Overlays	Medium Flood Hazard Overlay	Oppose	Remove Medium Flood Hazard overlay	Over the 10+ year life of the plan these overlays will not remain accurate due to quarrying activities and changes in ground levels.
Winstone Aggregates	444	101	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay	Oppose	Remove High Flood Hazard overlay	Over the 10+ year life of the plan these overlays will not remain accurate due to quarrying activities and changes in ground levels.
Winstone Aggregates	444	102	Maps - Other	Quarry Zone Protection Overlay	Support	Retain Quarry Zone Protection overlay	Critical to manage reverse sensitivity.
Winstone Aggregates	444	103	Maps - Other	Quarrying Activity Overlay	Oppose	Remove Quarry Activity overlay	Applies to 620 Hebden Crescent Part Lot 1 DP 28205.
Winstone Aggregates	444	104	Maps - Other	Quarry Amenity Protection Overlay	Oppose	Remove Quarry Amenity Protection overlay	Quarry Amenity Protection Overlay is shown on maps but does not relate to policies, rules, or methods.

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Winstone Aggregates	444	105	Maps - Other	Special Amenity Area Overlay	Oppose	Remove Special Amenity Area overlay	The Special Amenity Area Overlay from QUARZ-S5 is not shown on maps.
Winstone Aggregates	444	106	Maps - Other	Quarry Setback overlay	Amend	Remove Quarry Setback overlay	The Quarry Setback Overlay from QUARZ-S4 is not shown on maps.
Winstone Aggregates	444	107	Maps - Designations	NoR WRC-12	Amend	Amend to exclude 29 ha Overburden Disposal Area.	Clear delineation of Quarry Zone, Quarry Zone Protection Overlay, and Belmont Regional Park designations.
Winstone Aggregates	444	108	Maps - Zoning / Open Space	Natural Open Space zone	Amend	Amend to rezone 29 ha Overburden Disposal Area from NOSZ to QZ.	Clear delineation of Quarry Zone, and Belmont Regional Park Natural Open Space Zone.
Winstone Aggregates	444	109	Whole Plan	Whole Plan	Other/Not stated	Seeks that the District Plan is fit for purpose to manage quarrying activities for the life of the plan	Updating standards based on current best practice Recognition that Quarry is a long and lawfully established activity (Refer to original submission for full reasons)
Winstone Aggregates	444	110	Whole Plan	Whole Plan	Other/Not stated	Seeks that the planning framework allows sustainable management of the remaining aggregate resource, by maximising the life of the Belmont Quarry, and opportunities for aggregate extraction in order to avoid risking land becoming sterilised for quarrying in the quarry zone due to planning provisions being placed on the land above, that restrict access	Quarry is a significant regional mineral deposit No choice in location of resource (Refer to original submission for full reasons)
Winstone Aggregates	444	111	Whole Plan	Whole Plan	Other/Not stated	Seeks to ensure that that the new provisions do not impede existing use rights or otherwise interfere or create an obstacle or interfere with the day to day to day operations of the Belmont quarry by imposing new limits/ provisions and ensure that a good balance is struck in terms of what is needed to manage these effects.	No reasons specific to this relief, see original submission.
Winstone Aggregates	444	112	Whole Plan	Whole Plan	Other/Not stated	Seeks changes to the plan to restrict ad-hoc, sporadic or uncontrolled development in the vicinity, including greater protections in the plan to protect Quarrying operations from reverse sensitivity effects, including updates to recognise best practice provisions in this area.	No reasons specific to this relief, see original submission.
Winstone Aggregates	444	113	Whole Plan	Whole Plan	Other/Not stated	Seeks amendments aimed at providing for a fair and efficient operation and consenting framework that manages environmental effects of quarrying while recognising the unique nature of quarrying	Quarrying results in progressive and constant changes in ground levels and topography, requires bespoke management. (Refer to original submission for full reasons)
Winstone Aggregates	444	114	Whole Plan	Whole Plan	Other/Not stated	Seeks that the district plan be amended to recognise relevant matters in the higher order planning documents, RPS, Natural Resources Plan, Part 2, s32,s32AA and RMA.	No reasons specific to this relief, see original submission.

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Winstone Aggregates	444	115	Whole Plan	Whole Plan	Other/Not stated	Seeks that the district provisions give effect to consenting pathways and recognition for quarrying and clean filling and extraction of aggregate pathways provided for in National Policy Statements and National Environmental Standards, including any changes to these documents and the RMA (refer to original submission for further detail)	Dynamic planning and regulatory environment (Refer to original submission for full reasons)
Elizabeth Anya Jones and Kenneth Anthony Jones	445	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 560 Moores Valley Road	Amend	Remove the Slope Assessment Overlay from 560 Moores Valley Road, Wainuiomata	The area of overlay is only 0.3% of the total site which is a small area
Wellington Tenths Trust and the Palmerston North Māori Reserve Trust	446	1	SASM - Sites and Areas of Significance to Māori	Introduction	Support in part	Seeks that the introduction is amended to "address the misinformation particularly regarding private property rights"	Supports the chapter overall, however clearer language would help ensure all stakeholders understand that the rules aim to protect cultural heritage, not to alter ownership rights or create preferential legal status for Mana Whenua. This will help to alleviate the anxiety residents are experiencing with the inclusion of the SASM chapter. Refer to original submission for full reasons.
Wellington Tenths Trust and the Palmerston North Māori Reserve Trust	446	2	PK - Papakāinga	Whole chapter	Support	Retain chapter as notified	Allowing the development of papakāinga within certain zones promotes the right of tino rangatiratanga (self-determination) as promised in Te Tiriti o Waitangi. Māori experience poorer housing outcomes and higher rates of homelessness than the general population. Will benefit the wider community. Refer to original submission for full reasons.
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	7	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 30 Benmore Crescent	Oppose in part	Seeks that Flood Hazard Overlay which applies to 30 Benmore Crescent is amended to be consistent with the flood modelling information provided to Council for resource consent RM220258 Flood Hazard Overlays should be removed from the property with only the Dry Creek corridor shown as subject to flooding.	Flood modelling reports shown the site is not subject to inundation from Hutt River in a 440 year event. Any minor flooding from Dry Creek would be contained by earthworks which are currently being completed.
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	8	Maps - Zoning / Residential	Medium Density Residential Zone - Railway corridor adjacent 30 Benmore Crescent	Oppose in part	Rezone land to General Industrial Zone	A number of rules and standards of the General Industrial Zone apply where a site “adjoins” or is “adjacent to” another zone. The proposal to rezone the railway corridor adjacent to 30 Benmore Crescent to be Medium Density Residential would invoke rules and standards that seek to maintain the residential amenity of the railway corridor.
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	9	Definitions	Industrial activity	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission

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Te Kārearea Ltd and Rosco Ice Cream Ltd	447	10a	GIZ - General Industrial Zone	GIZ-R6 (Trade and industrial training facilities)	Neutral	Seeks to clarify whether "trade and industrial training facilities" are two types of activity, of if trade is a separate activity.	Unclear whether these are two types of 'training facilities' or that trade is a specific activity
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	10b	GIZ - General Industrial Zone	GIZ-S1 (Height)	Support	Retain standard as notified	Supports the permitted standard for building height of 22m
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	11	TR - Transport	Table 8: High trip generating activity thresholds	Oppose in part	Seeks that traffic generation limits generally remain the same as the operative district plan, with an increased allow for sites that are close to major roading transport notes. Specically opposes high trip generator thresholds proposed for -Business Parks with 10 or more tenants / lots - Warehouse buildings greater than 5,000m2 GFA - Manufacturing buildings greater than 2,000m2 GFA - Other activities that generate over 200 vehicle trips per day	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	12a	Definitions	Noise	Oppose in part	Seeks that defintion is deleted or amended to not include vibration (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	12b	Definitions	New definition - vibration	Oppose (requesting new provision)	Seeks a specific definition is provided for "vibration"	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	12c	NOISE - Noise	NOISE-R5 (Activities that result in vibration)	Oppose in part	Seeks amendments to permitted threshold to make it less vague and less subject to subjective intrepretation (inferred - refer to original submission)	Permitted standard is too vague and therefore requires a subjective interpretation of what level of vibration is permitted.
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	12d	NOISE - Noise	NOISE-R5 (Activities that result in vibration)	Oppose in part	Seeks amendments to clarify temporary activities and construction activities are not subject to clause 1(a) of the rule	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1a	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Oppose in part	Rezone property to General Industrial Zone with site specific provisions	The General Rural zone does not give effect to higher order planning instruments such as the NPS-UD 2020 The General Rural zone is not the most appropriate zoning option to achieve the objectives of the Proposed District Plan. The Section 32 analysis of the zoning options for the site does not assess the costs and benefits of the zoning options, nor the economic, social and cultural effects of the proposed zone – as required by Section 32(2)(a). (Refer to original submission for full reasons)
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1b	NH - Natural Hazards	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for faultline hazard for 30 Benmore Crescent	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1c	TR - Transport	TR-R3 (High trip generating activities) New site specific provision - 30 Benmore Crescent	Multiple	Seeks site specific provisions for 30 Benmore Crescent: - An upper limit for total traffic generation, rather than use of the high trip generator	Reasons given not specific to this relief, see original submission

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Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1d	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - Design requirements for buildings over 1,000m2 floor area	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1e	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: -Protection / enhancement of the Dry Creek Corridor	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1f	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - 10m yard setback for buildings	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1g	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A non-complying activity status for general retail	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1h	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A non-complying activity status for trade supply retail	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1i	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A non-complying activity status for yard-based retail	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1j	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A non-complying activity status for supermarkets	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1k	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A non-complying activity status for service stations	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1l	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A non-complying activity status for garden centres	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1m	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - Restricted discretionary activity status for waste transfer stations	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1n	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - Restricted discretionary activity status for resource recovery facilities	Reasons given not specific to this relief, see original submission
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1o	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - A discretionary activity status for food and beverage activities	Reasons given not specific to this relief, see original submission

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Te Kārearea Ltd and Rosco Ice Cream Ltd	447	6.1p	GIZ - General Industrial Zone	New site specific provision - 30 Benmore Crescent	Oppose (requesting new provision)	Seeks site specific provisions for 30 Benmore Crescent: - Stormwater management requirements	Reasons given not specific to this relief, see original submission
Chris Moore	448	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 3A Nikau Grove	Oppose	Seeks that the Flood Hazard Overlay with respect to 3A Nikau Grove, Woburn, is reviewed and removed from this property	Accuracy of flood modelling - water body does not have a large catchment, inundation extent does not account for geographic features. Impacts on insurance. Refer to original submission for full reasons.
Chris Moore	448	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Amend	Seeks that the Flood Hazard Overlay is reviewed and amended as necessary to remove any mapped extent where inundation depths are less than 100mm in height.	The District Plan should not be seeking to control development in respect to these shallow depths
Chris Moore	448	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Amend	Seeks that "a more realistic [climate change] scenario should be used for the sea level rise model that feeds into the flood model"	The flood hazard overlays are based on a climate change prediction that is considered to be unlikely to occur by the IPCC The Government is about to announce a lower RCP of 6 or lower is to be used in making decisions around climate change The flood maps represent a flood hazard event that will not be realised and therefore provides unreasonable restrictions onto property owners.
Chris Moore	448	4	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Amend	Seeks that the flood modelling is reviewed to take into account improvements in flood defence infrastructure that will occur over the next 100 years	The flood modelling does not take into account any pump or flood defence upgrades that may occur, and therefore represents a higher level of flooding than is likely to occur. To ignore improvements to flood defence infrastructure is to ignore the reality of what will happen.
Chris Moore	448	5	NH - Natural Hazards	Flood Hazard Overlay provisions	Oppose in part	Seeks that objectives, policies and rules for the Flood Hazard Overlay are amended to be more enabling of development, particularly in the High and Medium Flood Hazard Overlay	The objectives, policies, and rules make development undesirable. Refer to original submission for full reasons
Urban Edge Planning Ltd	449	1	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Amend MRZ-P12 as follows: ... ~~2. Ensure adequate access to daylight for residential activities on the site and on adjacent sites~~ ~~...~~	Policy is ambiguous and would be difficult to demonstrate in an assessment (see original submission for full reasons).
Urban Edge Planning Ltd	449	2	HRZ - High Density Residential Zone	HRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Amend HRZ-P12 as follows: ... ~~2. Ensure adequate access to daylight for residential activities on the site and on adjacent sites~~ ~~...~~	Policy is ambiguous and would be difficult to demonstrate in an assessment (see original submission for full reasons).

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Urban Edge Planning Ltd	449	3	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Amend MRZ-P12 as follows: ~~Urban design outcomes~~ Built form outcomes by meeting standard or assessment or ~~Urban design outcomes~~ Character and amenity by meeting standard or assessment	To minimise confusion regarding whether an urban design report is required for applicants (see original submission for full reasons).
Urban Edge Planning Ltd	449	4	HRZ - High Density Residential Zone	HRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Amend HRZ-P12 as follows: ~~Urban design outcomes~~ Built form outcomes by meeting standard or assessment or ~~Urban design outcomes~~ Character and amenity by meeting standard or assessment	To minimise confusion regarding whether an urban design report is required for applicants (see original submission for full reasons).
Urban Edge Planning Ltd	449	5	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Seeks to amend MRZ-P12 by adding a matter of discretion to assess streetscape and visual amenity affects, as well as building bulk and dominance effects for development that does not comply with MRZ-S2, MRZ-S3, MRZ-S4, and MRZ-S5.	Matters are key urban design considerations and provide measures for minimising the effects of buildings, not only when particular standards are not met, but also for integrating development into the urban environment in a considered and respectful way.
Urban Edge Planning Ltd	449	6	HRZ - High Density Residential Zone	HRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Seeks to amend HRZ-P12 by adding a matter of discretion to assess streetscape and visual amenity affects, as well as building bulk and dominance effects for development that does not comply with MRZ-S2, MRZ-S3, MRZ-S4, and MRZ-S5.	Matters are key urban design considerations and provide measures for minimising the effects of buildings, not only when particular standards are not met, but also for integrating development into the urban environment in a considered and respectful way.
Urban Edge Planning Ltd	449	7	MRZ - Medium Density Residential Zone	MRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 units)	Amend	Seeks to amend MRZ-P13 to require a design statement against the relevant matters in MRZ-P12 for residential activities comprising 4 or more units.	Ensures development with a greater impact on the streetscape, townscape and neighbouring properties, as well as its positive contribution to the planned urban built form is designed comprehensively for high quality design outcomes (see original submission for full reasons).
Urban Edge Planning Ltd	449	8	HRZ - High Density Residential Zone	HRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 units)	Amend	Seeks to amend HRZ-P13 to require a design statement against the relevant matters in HRZ-P12 for residential activities comprising 4 or more units.	Ensures development with a greater impact on the streetscape, townscape and neighbouring properties, as well as its positive contribution to the planned urban built form is designed comprehensively for high quality design outcomes (see original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	9	MRZ - Medium Density Residential Zone	MRZ-P14 (Urban design outcomes (exclusions)	Oppose	Delete policy MRZ-P14.	Matters 5 and 6 could create conflict between policies. Ability to recommend or consider building typologies, scale, modulation, articulation etc is removed. Written approval should not be a s104 matter or negate urban design outcomes (see original submission for full reasons).
Urban Edge Planning Ltd	449	10	HRZ - High Density Residential Zone	HRZ-P14 (Urban design outcomes (exclusions)	Oppose	Delete policy HRZ-P14.	Matters 5 and 6 could create conflict between policies. Ability to recommend or consider building typologies, scale, modulation, articulation etc is removed. Written approval should not be a s104 matter or negate urban design outcomes (see original submission for full reasons).
Urban Edge Planning Ltd	449	11	MRZ - Medium Density Residential Zone	MRZ-P14 (Urban design outcomes (exclusions)	Amend	Seeks that matters MRZ-P14 1-3 be included as a note under policies MRZ-P12 and MRZ-P13.	Seems excessive having a policy direction that talks to exclusions (see original submission for full reasons).
Urban Edge Planning Ltd	449	12	HRZ - High Density Residential Zone	HRZ-P14 (Urban design outcomes (exclusions)	Amend	Seeks that matters HRZ-P14 1-3 be included as a note under policies HRZ-P12 and HRZ-P13.	Seems excessive having a policy direction that talks to exclusions (see original submission for full reasons).
Urban Edge Planning Ltd	449	13	MRZ - Medium Density Residential Zone	MRZ-P14 (Urban design outcomes (exclusions)	Amend	Seeks to allow for assessment against matters MRZ-P14 5 and 6 regardless of whether neighbours approvals are received under Policies MRZ-P12 and MRZ-P13.	Written approval should not be a s104 matter or negate urban design outcomes (see original submission for full reasons).
Urban Edge Planning Ltd	449	14	HRZ - High Density Residential Zone	HRZ-P14 (Urban design outcomes (exclusions)	Amend	Seeks to allow for assessment against matters HRZ-P14 5 and 6 regardless of whether neighbours approvals are received under Policies HRZ-P12 and HRZ-P13.	Written approval should not be a s104 matter or negate urban design outcomes (see original submission for full reasons).
Urban Edge Planning Ltd	449	15	LCZ - Local Centre Zone	LCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.
Urban Edge Planning Ltd	449	16	NCZ - Neighbourhood Centre Zone	NCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.
Urban Edge Planning Ltd	449	17	MUZ - Mixed Use Zone	MUZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.
Urban Edge Planning Ltd	449	18	CCZ - City Centre Zone	CCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.
Urban Edge Planning Ltd	449	19	MCZ - Metropolitan Centre Zone	MCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.

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Urban Edge Planning Ltd	449	20	LCZ - Local Centre Zone	LCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Amend LCZ-P8.5 as follows: ... 5.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, ~~comfort, dignity, and amenity~~ and accessibility. ...	Defining the comfort and dignity of vehicle parking, loading areas, accessways and garages is ambiguous, and difficult, if not impossible to assess. Particularly 'dignity'. (see original submission for full reasons).
Urban Edge Planning Ltd	449	20	MUZ - Mixed Use Zone	MUZ-P7 (Urban design outcomes (by meeting standard or assessment))	Amend	Amend MUZ-P7.2 as follows: ... 2.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, ~~comfort, dignity, and amenity~~ and accessibility. ...	Defining the comfort and dignity of vehicle parking, loading areas, accessways and garages is ambiguous, and difficult, if not impossible to assess. Particularly 'dignity'. (see original submission for full reasons).
Urban Edge Planning Ltd	449	21	CCZ - City Centre Zone	CCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to "refine and clarify" urban design policy matters so that: • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	Reasons given are not structured specific to relief sought, see original submission.
Urban Edge Planning Ltd	449	21	NCZ - Neighbourhood Centre Zone	NCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Amend NCZ-P8.5 as follows: ... 5.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, ~~comfort, dignity, and amenity~~ and accessibility. ...	Defining the comfort and dignity of vehicle parking, loading areas, accessways and garages is ambiguous, and difficult, if not impossible to assess. Particularly 'dignity'. (see original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	22	MCZ - Metropolitan Centre Zone	MCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to "refine and clarify" urban design policy matters so that: • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	Reasons given are not structured specific to relief sought, see original submission.
Urban Edge Planning Ltd	449	23	LCZ - Local Centre Zone	LCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to "refine and clarify" urban design policy matters so that: • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	Reasons given are not structured specific to relief sought, see original submission.
Urban Edge Planning Ltd	449	24	NCZ - Neighbourhood Centre Zone	NCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to "refine and clarify" urban design policy matters so that: • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	Reasons given are not structured specific to relief sought, see original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	25	MUZ - Mixed Use Zone	MUZ-P7 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to "refine and clarify" urban design policy matters so that: • passive surveillance is ensured, rather than enabled, except under special circumstances. • difference between passive surveillance and street activation matters is made clear • more clarity on visual amenity in public spaces when exclusions apply • remove references to ensuring adequate daylight • clarify the policy matter about the amenity of surrounding residential zones, rural zones, and marae zones including by setting out what amenity in particular and protection to what extent	Reasons given are not structured specific to relief sought, see original submission.
Urban Edge Planning Ltd	449	26	CCZ - City Centre Zone	CCZ-P9 (Urban Design outcomes (all significant developments)	Amend	Seeks that policy is clarified to ensure the correct level of assessment is applied relative to the scale of the proposal.	This policy is concerning in that there is no definition on what is considered a 'significant' development. The policy forms a matter of discretion for a number of rules, including additions and alterations to existing buildings and structures. This is ambiguous.
Urban Edge Planning Ltd	449	27	MCZ - Metropolitan Centre Zone	MCZ-P9 (Urban Design outcomes (all significant developments)	Amend	Seeks that policy is clarified to ensure the correct level of assessment is applied relative to the scale of the proposal.	This policy is concerning in that there is no definition on what is considered a 'significant' development. The policy forms a matter of discretion for a number of rules, including additions and alterations to existing buildings and structures. This is ambiguous.
Urban Edge Planning Ltd	449	28	LCZ - Local Centre Zone	LCZ-P10 (Urban design outcomes (exclusions))	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Same concerns apply here, as for the residential zones. Additionally, in our more built up areas and public buildings, building form and external treatments (modulation and articulation) and materiality is especially important for ensuring these more prominent buildings are robust (for example to vandalism and wear and tear) and are well modulated due to these buildings being more visually prominent from various viewpoints within higher populated areas where people work, live and play.
Urban Edge Planning Ltd	449	29	NCZ - Neighbourhood Centre Zone	NCZ-P10 (Urban Design outcomes (exclusions))	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Same concerns apply here, as for the residential zones. Additionally, in our more built up areas and public buildings, building form and external treatments (modulation and articulation) and materiality is especially important for ensuring these more prominent buildings are robust (for example to vandalism and wear and tear) and are well modulated due to these buildings being more visually prominent from various viewpoints within higher populated areas where people work, live and play.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	30	MUZ - Mixed Use Zone	MUZ-P9 (Urban design outcomes (exclusions))	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Same concerns apply here, as for the residential zones. Additionally, in our more built up areas and public buildings, building form and external treatments (modulation and articulation) and materiality is especially important for ensuring these more prominent buildings are robust (for example to vandalism and wear and tear) and are well modulated due to these buildings being more visually prominent from various viewpoints within higher populated areas where people work, live and play.
Urban Edge Planning Ltd	449	31	CCZ - City Centre Zone	CCZ-P10 (Urban Design outcomes (exclusions))	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Same concerns apply here, as for the residential zones. Additionally, in our more built up areas and public buildings, building form and external treatments (modulation and articulation) and materiality is especially important for ensuring these more prominent buildings are robust (for example to vandalism and wear and tear) and are well modulated due to these buildings being more visually prominent from various viewpoints within higher populated areas where people work, live and play.
Urban Edge Planning Ltd	449	32	MCZ - Metropolitan Centre Zone	MCZ-P10 (Urban Design outcomes (exclusions))	Amend	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Same concerns apply here, as for the residential zones. Additionally, in our more built up areas and public buildings, building form and external treatments (modulation and articulation) and materiality is especially important for ensuring these more prominent buildings are robust (for example to vandalism and wear and tear) and are well modulated due to these buildings being more visually prominent from various viewpoints within higher populated areas where people work, live and play.
Urban Edge Planning Ltd	449	33	LIZ - Light Industrial Zone	LIZ-P9 (Urban design outcomes (by meeting standard or assessment)	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.
Urban Edge Planning Ltd	449	34	GIZ - General Industrial Zone	GIZ-P9 (Urban design outcomes (by meeting standard or assessment)	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.
Urban Edge Planning Ltd	449	35	HIZ - Heavy Industrial Zone	HIZ-P9 (Urban design outcomes (other than industrial activities and research activities))	Amend	Seeks to change wording in title to built form outcomes or character and amenity.	Outcomes are being addressed standard by standard so not necessarily meeting overall urban design outcomes.

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Urban Edge Planning Ltd	449	36	LIZ - Light Industrial Zone	LIZ-P9 (Urban design outcomes (by meeting standard or assessment)	Amend	Amend LIZ-P9.2 as follows: ... 2.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, ~~comfort, dignity, and amenity~~ and accessibility. ...	As mentioned in other zones, defining the comfort and dignity of vehicle parking, loading areas, accessways and garages is ambiguous, unable to be assessed. Particularly 'dignity'.
Urban Edge Planning Ltd	449	37	GIZ - General Industrial Zone	GIZ-P9 (Urban design outcomes (by meeting standard or assessment)	Amend	Amend GIZ-P9.2 as follows: ... 2.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, ~~comfort, dignity, and amenity~~ and accessibility. ...	As mentioned in other zones, defining the comfort and dignity of vehicle parking, loading areas, accessways and garages is ambiguous, unable to be assessed. Particularly 'dignity'.
Urban Edge Planning Ltd	449	38	HIZ - Heavy Industrial Zone	HIZ-P9 (Urban design outcomes (other than industrial activities and research activities))	Amend	Amend HIZ-P9.2 as follows: ... 2.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, ~~comfort, dignity, and amenity~~ and accessibility. ...	As mentioned in other zones, defining the comfort and dignity of vehicle parking, loading areas, accessways and garages is ambiguous, unable to be assessed. Particularly 'dignity'.
Urban Edge Planning Ltd	449	39	LIZ - Light Industrial Zone	LIZ-P9 (Urban design outcomes (by meeting standard or assessment)	Oppose in part	Seeks to remove any reference to ensuring adequate daylight and allow assessments to determine sunlight levels.	Difficult to measure, especially on non-habitable spaces and other sites. In this instance it refers to daylight in well-used streets and public spaces. Unless these are enclosed, they will have access to daylight no matter what is constructed next door. It becomes ambiguous when it then infers there is an appropriate level of daylight expected.
Urban Edge Planning Ltd	449	40	GIZ - General Industrial Zone	GIZ-P9 (Urban design outcomes (by meeting standard or assessment)	Amend	Seeks to remove any reference to ensuring adequate daylight and allow assessments to determine sunlight levels.	Difficult to measure, especially on non-habitable spaces and other sites. In this instance it refers to daylight in well-used streets and public spaces. Unless these are enclosed, they will have access to daylight no matter what is constructed next door. It becomes ambiguous when it then infers there is an appropriate level of daylight expected.
Urban Edge Planning Ltd	449	41	HIZ - Heavy Industrial Zone	HIZ-P8 (Urban design outcomes (by meeting standard or assessment))	Amend	Seeks to remove any reference to ensuring adequate daylight and allow assessments to determine sunlight levels.	Difficult to measure, especially on non-habitable spaces and other sites. In this instance it refers to daylight in well-used streets and public spaces. Unless these are enclosed, they will have access to daylight no matter what is constructed next door. It becomes ambiguous when it then infers there is an appropriate level of daylight expected.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	42	LIZ - Light Industrial Zone	LIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Amend	Seeks to remove references to daylight and change to sunlight.	Measuring effects on daylight is onerous and can be addresses by ensuring adequate open space, outlook, and sunlight access is provided (see original submission for full reasons).
Urban Edge Planning Ltd	449	43	GIZ - General Industrial Zone	GIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Amend	Seeks to remove references to daylight and change to sunlight.	Measuring effects on daylight is onerous and can be addresses by ensuring adequate open space, outlook, and sunlight access is provided (see original submission for full reasons).
Urban Edge Planning Ltd	449	44	HIZ - Heavy Industrial Zone	HIZ-P9 (Urban design outcomes (other than industrial activities and research activities)	Amend	Seeks to remove references to daylight and change to sunlight.	Measuring effects on daylight is onerous and can be addresses by ensuring adequate open space, outlook, and sunlight access is provided (see original submission for full reasons).
Urban Edge Planning Ltd	449	45	LIZ - Light Industrial Zone	LIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Oppose in part	Amend LIZ-P10 as follows (note LIZ-P9 has been referenced in submission in error): ... 8. Ensure residential units have access to outdoor living spaces that: a. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects, b. Retains healthy and mature vegetation, c. Are located and oriented to ensure good access to sunlight, d. Are of a functional size and configuration, e. Provide screening or landscaping to contribute to privacy, or ~~f. Alternatively, public open space is located nearby that is accessible and functional for residents.~~	From an urban design perspective this can create ambiguity and wide differences of opinion on what constitutes 'nearby' and what is an appropriate open space that provides a comparable level of residential amenity to on-site open space. This matter should be removed altogether as it is only in rare cases that this might be appropriate, especially in industrial areas.
Urban Edge Planning Ltd	449	46	LIZ - Light Industrial Zone	LIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Oppose in part	Seeks to change wording from 'retains healthy and mature vegetation' to 'retains healthy and mature vegetation, where appropriate'	Considers that the policy matter requires the retention of healthy and mature vegetation in outdoor living spaces. This is admirable and ideally will be provided. However, in some instances, healthy and mature vegetation is not appropriate for the context and a better landscape outcome can be achieved. As an extreme example, invasive bamboo on a site could be healthy and mature, but a better outcome would be to replace this with a native species that contributed towards the biodiversity of the city. It also potentially creates unnecessary issues when designing functional outdoor spaces and consideration of root spread, shading, and maintenance. Instead, a more flexible policy would be suitable, by adding the words 'where appropriate'.

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Urban Edge Planning Ltd	449	47	GIZ - General Industrial Zone	GIZ-P10 (Urban design outcomes (other than industrial activities and research activities)	Oppose in part	Seeks to change wording from 'retains healthy and mature vegetation' to 'retains healthy and mature vegetation, where appropriate'	Considers that the policy matter requires the retention of healthy and mature vegetation in outdoor living spaces. This is admirable and ideally will be provided. However, in some instances, healthy and mature vegetation is not appropriate for the context and a better landscape outcome can be achieved. As an extreme example, invasive bamboo on a site could be healthy and mature, but a better outcome would be to replace this with a native species that contributed towards the biodiversity of the city. It also potentially creates unnecessary issues when designing functional outdoor spaces and consideration of root spread, shading, and maintenance. Instead, a more flexible policy would be suitable, by adding the words ‘where appropriate’.
Urban Edge Planning Ltd	449	48	HIZ - Heavy Industrial Zone	HIZ-P9 (Urban design outcomes (other than industrial activities and research activities)	Oppose in part	Seeks to change wording from 'retains healthy and mature vegetation' to 'retains healthy and mature vegetation, where appropriate'	Considers that the policy matter requires the retention of healthy and mature vegetation in outdoor living spaces. This is admirable and ideally will be provided. However, in some instances, healthy and mature vegetation is not appropriate for the context and a better landscape outcome can be achieved. As an extreme example, invasive bamboo on a site could be healthy and mature, but a better outcome would be to replace this with a native species that contributed towards the biodiversity of the city. It also potentially creates unnecessary issues when designing functional outdoor spaces and consideration of root spread, shading, and maintenance. Instead, a more flexible policy would be suitable, by adding the words ‘where appropriate’.
Urban Edge Planning Ltd	449	49	LIZ - Light Industrial Zone	LIZ-P11 (Urban design outcomes (exclusions)	Oppose in part	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	The same concerns apply here, as for the residential and commercial zones. These exclusions should form a note to the urban design policies, not be a policy. In the Light Industrial Areas, which are often located on the fringes of residential areas, and can include on-site residential activities, modulation and articulation can be an important consideration to avoid large bulky buildings that dominate residential boundaries and public spaces.
Urban Edge Planning Ltd	449	50	GIZ - General Industrial Zone	GIZ-P11 (Urban design outcomes (exclusions)	Oppose in part	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	The same concerns apply here, as for the residential and commercial zones. These exclusions should form a note to the urban design policies, not be a policy. In the Light Industrial Areas, which are often located on the fringes of residential areas, and can include on-site residential activities, modulation and articulation can be an important consideration to avoid large bulky buildings that dominate residential boundaries and public spaces.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	51	HIZ - Heavy Industrial Zone	HIZ-P10 (Urban design outcomes (exclusions)	Oppose in part	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	The same concerns apply here, as for the residential and commercial zones. These exclusions should form a note to the urban design policies, not be a policy. In the Light Industrial Areas, which are often located on the fringes of residential areas, and can include on-site residential activities, modulation and articulation can be an important consideration to avoid large bulky buildings that dominate residential boundaries and public spaces.
Urban Edge Planning Ltd	449	52	SMZ - Seaview Marina Zone	Urban design policies	Amend	Seeks to include one urban design design policy - possibly called 'character and amenity' for the Hospital Zone, Marae Zone, Seaview Marina Zone and Tertiary Education Zone.	It is unclear why the Seaview Marina Zone requires three urban design policies when it is such a defined area.
Urban Edge Planning Ltd	449	53	HOSZ - Hospital Zone	Urban design policies	Amend	Seeks to include one urban design design policy - possibly called 'character and amenity' for the Hospital Zone, Marae Zone, Seaview Marina Zone and Tertiary Education Zone.	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	54	MAZ - Marae Zone	Urban design policies	Amend	Seeks to include one urban design design policy - possibly called 'character and amenity' for the Hospital Zone, Marae Zone, Seaview Marina Zone and Tertiary Education Zone.	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	55	TEDZ - Tertiary Education Zone	Urban design policies	Amend	Seeks to include one urban design design policy - possibly called 'character and amenity' for the Hospital Zone, Marae Zone, Seaview Marina Zone and Tertiary Education Zone.	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	56	SMZ - Seaview Marina Zone	Urban design policies	Amend	Seeks to remove reference to ensuring adequate daylight	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	57	HOSZ - Hospital Zone	Urban design policies	Amend	Seeks to remove reference to ensuring adequate daylight	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	58	MAZ - Marae Zone	Urban design policies	Amend	Seeks to remove reference to ensuring adequate daylight	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	59	TEDZ - Tertiary Education Zone	Urban design policies	Amend	Seeks to remove reference to ensuring adequate daylight	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	60	SMZ - Seaview Marina Zone	Urban design policies	Amend	Seeks to remove the reference to the comfort and dignity for vehicle areas and changing to pedestrian safety and acessibiity	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	61	HOSZ - Hospital Zone	Urban design policies	Amend	Seeks to remove the reference to the comfort and dignity for vehicle areas and changing to pedestrian safety and acessibiity	No reasons given specific to this relief, see original submission.

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Urban Edge Planning Ltd	449	62	MAZ - Marae Zone	Urban design policies	Amend	Seeks to remove the reference to the comfort and dignity for vehicle areas and changing to pedestrian safety and acessibiity	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	63	TEDZ - Tertiary Education Zone	Urban design policies	Amend	Seeks to remove the reference to the comfort and dignity for vehicle areas and changing to pedestrian safety and acessibiity	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	64	SMZ - Seaview Marina Zone	Urban design policies	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	65	HOSZ - Hospital Zone	Urban design policies	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	66	MAZ - Marae Zone	Urban design policies	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	67	TEDZ - Tertiary Education Zone	Urban design policies	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	68	SMZ - Seaview Marina Zone	Urban design policies	Amend	Seeks to remove all other exclusions from the policy and adding these as a note instead	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	69	HOSZ - Hospital Zone	Urban design policies	Amend	Seeks to remove all other exclusions from the policy and adding these as a note instead	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	70	MAZ - Marae Zone	Urban design policies	Amend	Seeks to remove all other exclusions from the policy and adding these as a note instead	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	71	TEDZ - Tertiary Education Zone	Urban design policies	Amend	Seeks to remove all other exclusions from the policy and adding these as a note instead	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	72	SMZ - Seaview Marina Zone	Urban design policies	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation and if this only relates to trees, then it should be defined as such to avoid confusion.	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	73	HOSZ - Hospital Zone	Urban design policies	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation and if this only relates to trees, then it should be defined as such to avoid confusion.	No reasons given specific to this relief, see original submission.
Urban Edge Planning Ltd	449	74	MAZ - Marae Zone	Urban design policies	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation and if this only relates to trees, then it should be defined as such to avoid confusion.	No reasons given specific to this relief, see original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Urban Edge Planning Ltd	449	75	TEDZ - Tertiary Education Zone	Urban design policies	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation and if this only relates to trees, then it should be defined as such to avoid confusion.	No reasons given specific to this relief, see original submission.
Mark Blackham	450	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 450.2a to 450.23 are accepted	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Mark Blackham	450	2a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Mark Blackham	450	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Mark Blackham	450	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be justified in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Mark Blackham	450	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Mark Blackham	450	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mark Blackham	450	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause (“mana motuhake”) and the reference to “contemporary connections” appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons
Mark Blackham	450	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 450.2a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Mark Blackham	450	8	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Mark Blackham	450	9	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 450.2a is accepted	Reasons given not specific to this relief, see original submission
Mark Blackham	450	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	“Avoid, remedy, or mitigate” is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Mark Blackham	450	11a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Mark Blackham	450	11b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 450.2b)	Reasons given not specific to this relief, see original submission
Mark Blackham	450	12	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights.”	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person’s land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Mark Blackham	450	13	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 450.2a)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mark Blackham	450	14	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Mark Blackham	450	15	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation~~, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation~~. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Mark Blackham	450	16	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Mark Blackham	450	17	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 450.2a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Mark Blackham	450	18	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mark Blackham	450	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 450.2a)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Mark Blackham	450	20	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Mark Blackham	450	21	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 450.17	No specific reasons given in relation to this submission point, refers to submission point 450.17
Mark Blackham	450	22a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Mark Blackham	450	22b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 450.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Mark Blackham	450	22c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 450.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Mark Blackham	450	22d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Mark Blackham	450	22e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Mark Blackham	450	23	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 450.2a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Mark Blackham	450	24	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay	Oppose	Remove the Low Flood Hazard Overlay	Mitigation afforded by a larger storm drain installed 10 years ago Accuracy of flood modelling Inefficiency of stormwater maintenance Refer to original submission for full reasons
Mark Blackham	450	25	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks that inclusion in the Slope Assessment Overlay is tested on a property-by-property basis.	Accuracy of assessment Potential for provisions to be implemented on a restrictive basis Restrictions on earthworks and development Potential for neglect of HCC owned areas in overlay Refer to original submission for full reasons
Mark Blackham	450	26	NATC - Natural Character	High Natural Character Area	Oppose in part	Seeks that the High and Very High Coastal Natural Character Area is removed from 396 Muritai Road and other Eastbourne properties	Council trying to privatise the costs of its aspirations Adequacy of assessment / evidence Impacts on insurance Vegetation clearance provisions does not account for necessity Refer to original submission for full reasons
Peter and Pam Guest	451	1	Maps - Natural Environment Values Overlays	Significant indigenous vegetation or significant habitats for indigenous fauna	Amend	Seeks that the PDP retain the current protection: Provide protection for areas identified in the operative LHDP as having significant indigenous vegetation or significant habitats for indigenous fauna (see original submission). Alternatively, would support alternative PDP provisions if they provide the same level of protection as that sought in paragraph 13 of submission.	We are concerned that the provisions added to the operative plan have not been carried over into the PDP and that the PDP has no alternative provisions to protect significant natural areas already identified and protected by provisions in the operative LHDP. This concern is not limited to the significant natural areas identified as a result of PC53, as the operative LHDP has a schedule of other sites identified as having significant indigenous vegetation. (Refer to original submission for full reasons)
Peter and Pam Guest	451	2	MRZ - Medium Density Residential Zone	Site specific provisions - Stratton Street, Normandale	Amend	Seeks that the PDP limit development yield as a result of specific recommendations resulting from a plan change process, in particular those specified as a result of PC53 (see original submission). Alternatively, would support alternative PDP provisions if they provide the same level of protection as that sought in paragraph 13 of submission.	We are concerned that the provisions added to the operative plan have not been carried over into the PDP and that the PDP has no alternative provisions to protect significant natural areas already identified and protected by provisions in the operative LHDP. Provisions from PC53 have not been carried over (Refer to original submission for full reasons)
Wellington Regional Council	452	1	Definitions	Activity least sensitive to natural hazards	Support in part	Amend as follows: Means a: a. accessory building used for non-habitable purposes, b. building associated with marina operations (above MHWS), c. passive recreation activity, ~~d.~~ parks facility~~., or~~ ~~e. plantation forest or plantation forestry.~~	Definition generally consistent if not more restrictive than that drafted by GWRC, however query if plantation forestry is in fact an activity least sensitive to hazards.
Wellington Regional Council	452	2	Definitions	Activity most sensitive to natural hazards	Support	Retain as notified.	Definition generally consistent if not more restrictive than that drafted by GWRC.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	3	Definitions	Activity potentially sensitive to natural hazards	Support in part	Amend as follows: ... o. quarrying activity, p. rural activity, or q. rural industry, r. plantation forest or plantation forestry. But excludes activities most sensitive to natural hazards and activities least sensitive to natural hazards.	Definition generally consistent if not more restrictive than that drafted by GWRC.
Wellington Regional Council	452	4	Definitions	Biodiversity compensation	Support in part	Amend as follows: Biodiversity compensation: means a measurable positive conservation outcome that meets the requirements in Appendix ECO-App3 and result~~sing~~ from actions that are designed to compensate for more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and biodiversity offsetting measures have been sequentially applied.	Support the definition as consistent with RPS Change 1. However, the principles for biodiversity compensation need further prominence. As currently drafted, they are only referred to in Appendix ECO-App1 – Ecological impact reports. GWRC seeks that these principles are highlighted in the definition to align with the approach in the NPS-IB. As an alternative, specify the requirement to apply these principles in ECO-P4.
Wellington Regional Council	452	5	Definitions	Biodiversity offsetting	Support in part	Amend as follows: Biodiversity Offsetting: means a measurable positive conservation outcome that meets the requirements in Appendix ECO-App2 and result~~sing~~ from actions designed to redress for more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied. The goal of biodiversity offsetting is to achieve a net gain in type, amount, and condition of indigenous biodiversity compared to that lost.	Support the definition as consistent with RPS Change 1. However, the principles for biodiversity offsetting need further prominence. As currently drafted, they are only referred to in Appendix ECO-App1 – Ecological impact reports. GWRC seeks that these principles are highlighted in the definition to align with the approach in the NPS-IB. As an alternative, specify the requirement to apply these principles in ECO-P4.
Wellington Regional Council	452	6	Definitions	Earthworks	Support	Retain as notified.	Definition is consistent with the wording of the definition in Plan Change 1 to the NRP, within the Te Whanganui a Tara Whaitua.
Wellington Regional Council	452	7	Definitions	New definition - Habitat	Amend	Add a new definition as follows: Habitat: means the area or environment where an organism or ecological community lives or occurs naturally for some or all of its life cycle, or as part of its seasonal feeding or breeding pattern; but does not include built structures or an area or environment where an organism is present only fleetingly.	New definition is needed as this term is used in the policy and rule framework. The definition from the NPS-IB will support appropriate application of the ECO chapter provisions.
Wellington Regional Council	452	8	Definitions	Hydraulic neutrality	Support in part	Amend as follows: Means managing stormwater runoff from all new lots or development through either on-site disposal or storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff, in the 10% annual exceedance probability and 1% annual exceedance probability modelled design rainfall events including the predicted impacts of climate change.	Aligns with RPS definition but would benefit from additional content in RPS definition.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	9	Definitions	New definition - Maintain/maintenance and repair (in relation to structure or infrastructure or renewable electricity generation activities or electricity transmission activities)	Amend	Add a new definition as follows: Maintain/maintenance and repair: Means any work or activity necessary including replacement or renewal where the effects remain the same or similar in character, intensity and scale, to continue the operation and/or functioning of the existing structure or infrastructure or renewable electricity generation activities or electricity transmission activities. This does not include upgrading.	A definition for maintain or maintenance and repair is required in relation to a structure or infrastructure or renewable electricity generation activities or electricity transmission activities to appropriately limit the scale of activity that is to be enabled.
Wellington Regional Council	452	10	Definitions	New definition - Maintain/maintained/maintenance (in relation to indigenous biodiversity)	Amend	Add a new definition as follows: Maintain/maintained/maintenance (in relation to indigenous biodiversity): Maintaining indigenous biodiversity requires: (a) the maintenance and at least no overall reduction of all the following: 1. the size of populations of indigenous species: 2. indigenous species occupancy across their natural range: 3. the properties and function of ecosystems and habitats used or occupied by indigenous biodiversity: 4. the full range and extent of ecosystems and habitats used or occupied by indigenous biodiversity: 5. connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity: 6. the resilience and adaptability of ecosystems; and (b) where necessary, the restoration and enhancement of ecosystems and habitats.	This definition aligns with that in the NPS-IB.
Wellington Regional Council	452	11	Definitions	Natural Hazard	Support	Retain as notified.	Definition in the Plan is the same as the RMA, which is appropriate.
Wellington Regional Council	452	12	Definitions	New definition - Resilient or resilience (in relation to natural hazards and climate change)	Amend	Insert a new definition as follows: Resilient or resilience, in relation to natural hazards and climate change: Means the capacity and ability of natural and physical resources, including people, communities, businesses, infrastructure, and ecosystems, to withstand the impacts and recover from the effects of climate change, including natural hazard events.	Add a new definition for resilient to support provisions seeking resilience to the impacts of natural hazards and climate change. The definition proposed is consistent with that in RPS Change 1
Wellington Regional Council	452	13	Definitions	Travel Choice assessment	Support	Retain as notified.	Consistent with RPS Change 1 definition.
Wellington Regional Council	452	14	Definitions	Water sensitive design	Support	Retain as notified.	Aligns with the definition in RPS Change1.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	15	Definitions	New definition - Undeveloped stated	Amend	Insert new definition as follows: Undeveloped state: Means the modelled grassed (pastoral or urban open space) state of the site prior to urban development.	A new definition for undeveloped state would help support the interpretation of the hydraulic neutrality definition.
Wellington Regional Council	452	16	CCSD - Strategic Direction - Climate Change and Natural Hazards	CCSD-O1 (Carbon Neutral)	Support in part	Amend as follows: CCSD-O1 Carbon Neutral and Climate-Resilient The urban form and built development in Lower Hutt supports the transition of the city to become more climate-resilient, and carbon neutral by 2050.	As this is a headliner strategic objective for climate change, amend to also highlight the need to transition to a more climate-resilience city. While resilience is discussed in relation to urban development and infrastructure, transitioning to climate resilience is broader than just built structures.
Wellington Regional Council	452	17	INFSD - Strategic Direction - Infrastructure	INFSD-O1 (Integration)	Support in part	Amend as follows: Land use and development is integrated with the provision of infrastructure, including transport and three waters services, green infrastructure and open space.	Recognition of opportunities provided by integrating green infrastructure as part of land use and development. Alignment with RPS Change 1 (see original submission for full reasons).
Wellington Regional Council	452	18	INFSD - Strategic Direction - Infrastructure	INFSD-O6 (Water Sensitive Design)	Support in part	Amend as follows: INFSD-05: ~~Water Sensitive Design~~ Green Infrastructure New development integrates green infrastructure, including water sensitive design, to protect or improve environmental ~~freshwater~~ quality and provide other benefits such as avoiding or mitigate~~e~~ing the risks of flooding, increasing the resilience of people and infrastructure to the effects of climate change.	Broaden this objective to apply to green infrastructure, which is broader than just water sensitive urban design, providing opportunities for development to protect or improve environmental quality beyond just freshwater quality, as well as providing benefits for people such as improved well-being. This gives partial effect to RPS Change 1, Objective CC.4 and Policy CC.4.
Wellington Regional Council	452	19	NESSD - Strategic Direction - Natural Environment	NESD-O1 (Te Awa Kairangi/Hutt River)	Support	Retain as notified.	This objective aligns with NRP PC1 and also reflects the outcomes of the whaitua process.
Wellington Regional Council	452	20	NESSD - Strategic Direction - Natural Environment	NESD-O2 (Significant Water Bodies)	Support in part	Amend as follows: Protect and restore the values of the city's significant water bodies, including Te Awa Kairangi.	Restoration should also be included as an appropriate objective for the city's significant water bodies, noting that a number of these are degraded
Wellington Regional Council	452	21	NESSD - Strategic Direction - Natural Environment	NESD-O3 (Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity)	Support in part	Amend as follows: Protect and enhance or restore the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city.	Restoration should also be included as an appropriate objective for ecosystems and indigenous biodiversity, noting that restoration differs from enhancement.
Wellington Regional Council	452	22	UDSD - Strategic Direction - Urban Form and Development	UDSD-O1 (Well-Functioning Urban Environment)	Support	Retain as notified.	Consistent with RPS Change 1.
Wellington Regional Council	452	23	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support in part	Amend clause c. as follows: (c) serviced by the necessary infrastructure, including green infrastructure as far as practicable, appropriate to the intensity, scale and function of the development,	Amend to recognise the multiple benefits offered by green infrastructure, prioritising this as far as practicable to give effect to RPS Change 1 objectives CC.1 and CC.4 and Policy CC.4.
Wellington Regional Council	452	24	UDSD - Strategic Direction - Urban Form and Development	UDSD-O3 (Urban Form)	Support in part	Amend as follows: The city's urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within ~~identified~~sequenced and planned areas.	Consistent with RPS Change 1. Sequencing greenfield development makes sure infrastructure is effectively and efficiently used (see original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	25	UDSD - Strategic Direction - Urban Form and Development	UDSD-O4 (Location of Urban Development)	Support	Retain as notified.	Consistent with RPS Change 1 direction to integrate and coordinate development with infrastructure and use land efficiently, in particular Policy 58.
Wellington Regional Council	452	26	UDSD - Strategic Direction - Urban Form and Development	UDSD-O6 (Housing Choice)	Support	Retain as notified.	Consistent with RPS Change 1 direction in Policy UD.5 on contributing to well-functioning urban areas.
Wellington Regional Council	452	27	UDSD - Strategic Direction - Urban Form and Development	UDSD-O7 (Housing Quality)	Support	Retain as notified.	Consistent with RPS Change 1 direction in Policy UD.5 on contributing to well-functioning urban areas.
Wellington Regional Council	452	28	UDSD - Strategic Direction - Urban Form and Development	UDSD-O8 (Rural and Open Space Areas)	Support in part	Amend clause b. as follows: b. Protect, enhance and restore, the cultural, heritage and natural values of these areas	Amend to recognise that in some circumstances it may be appropriate to restore or enhance cultural, heritage or natural values, consistent with NESD-O3 (including requested amendment to add restore)
Wellington Regional Council	452	29	UDSD - Strategic Direction - Urban Form and Development	UDSD-O13 (Centres Hierarchy)	Support	Retain as notified.	Consistent with RPS Change 1 Policy 30 on maintaining and enhancing the viability and vibrancy of regionally and locally significant centres.
Wellington Regional Council	452	30	UDSD - Strategic Direction - Urban Form and Development	UDSD-O14 (Industrial and Business Activities)	Support	Retain as notified.	Consistent with RPS Change 1 Policy 32: Identifying and protecting key industrial-based employment locations.
Wellington Regional Council	452	31	INF - Infrastructure	Introduction	Support in part	Amend bullet point as follows: • ~~Green infrastructure and~~ flood mitigation works (Natural Hazards chapter),	Green infrastructure provides benefits that are much broader than natural hazard mitigation and should also be required as part of development and infrastructure, as appropriate to the scale and context of the activity: RPS Change 1 Policy CC.4 seeks that priority be given to the use of nature-based solutions, recognising the multiple benefits they can provide for people and nature.
Wellington Regional Council	452	32	INF - Infrastructure	Rules - introductory text	Support in part	Seeks to amend introductory text to the Rules section to ensure that the ECO Chapter provisions, including objectives, policies and vegetation clearance rules, apply to INF activities in all zones.	Support application of provisions for the removal of indigenous vegetation (in the ECO chapter) to operating, maintaining, repairing, upgrading, developing and decommissioning of infrastructure. However, this should not be restricted to the Natural Open Space Zone and residential zones. This is inconsistent with, and does not give effect to, RMA s6 and s31, NPSIB, NZCPS, Operative RPS and RPS Change 1. Consequential to GW relief sought to ECO provisions, all ECO chapter provisions including policies and rules should apply to INF chapter in all zones (see original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	33	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support in part	Amend as follows: INF-O1 Benefits of infrastructure and green infrastructure The national, regional and local benefits of infrastructure and green infrastructure are recognised and provided for.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	34	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support in part	Amend as follows: Enable safe, resilient, sustainable, responsive and efficient infrastructure that is well integrated with, and able to meet the needs of, subdivision, use, and development~~:~~, prioritising the use of green infrastructure as far as practicable.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	35	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support in part	Amend as follows: INF-P1: Recognise benefits of infrastructure and green infrastructure	Provide specific recognition for the (multiple) benefits of green infrastructure for people, communities, natural ecosystem health, resilience and indigenous biodiversity. Policy includes 'Enabling the transportation of freight, goods and people' but could usefully add the benefits in providing 'access'. This could also be relevant for infrastructure like broadband with the associated benefit of less need for travel to access things. An example of why it matters: Riverlink pedestrian bridge will significantly improve 'access' to the city centre – this is more important than its role to 'transport people'
Wellington Regional Council	452	36	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support in part	Amend as follows: INF-P2: Provide for infrastructure and green infrastructure 1. Enabling safe, resilient, effective, and efficient operation, maintenance, repair, minor upgrade, or decommissioning of infrastructure and green infrastructure 2. Providing for other upgrades to, and the development of new infrastructure and green infrastructure, and 3. Enabling investigation and monitoring activities associated with infrastructure and green infrastructure operations.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	37	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support in part	Amend as follows: INF-P3: Planning and delivery of infrastructure and green infrastructure Add reference to green infrastructure to each clause alongside reference to infrastructure	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	38	INF - Infrastructure	New policy	Amend	Add new policy as follows, or similar: INF-PX: Promote the use of green infrastructure Promote and support the integration of green infrastructure as part of subdivision, use and development to provide services for people and communities while improving ecosystem health, resilience and indigenous biodiversity.	Add a new policy to promote and support the use of green infrastructure as part of subdivision, use and development.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	39	INF - Infrastructure	INF-P7 (Upgrading and developing the transport network)	Support in part	Amend clause 3. as follows: Improves connectivity for and integration between all transport modes, including by: a. Providing and enhancing active transport connections to existing active transport and public transport networks, b. Allocating adequate space in the road corridor for walking, cycling, public transport infrastructure, streetlighting and street trees as well as vehicles (including public transport vehicles) and on-street parking (where appropriate), and c. Avoiding permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints.	Additional consideration should be given to sub-clause 3: 2) to ensure it adequately reflects the needs of public transport; and 2) to the ensure the requirement to provide on-street parking does not work against the other elements of this policy (see original submission for full reasons).
Wellington Regional Council	452	40	INF - Infrastructure	INF-S15 (Road design)	Support	Retain as notified.	Support clause 2 as this requires consistency with best practice design.
Wellington Regional Council	452	41	REG - Renewable Electricity Generation	Entire chapter	Support in part	Seeks that the REG chapter including objectives, policies, rules and standards are amended to implement RMA s6 and s31, the NZCPS, NPSFM and RPS Change 1 requirements.	Chapter provides inadequate protection for indigenous biodiversity (see original submission for full reasons).
Wellington Regional Council	452	42	THW - Three Waters	Entire chapter	Support	Retain as notified.	Support insertion of three waters chapter as a key framework for managing the impacts of urban development on freshwater and ensuring appropriate system capacity to support urban development.
Wellington Regional Council	452	43	THW - Three Waters	THW-O1 (Infrastructure-enabled urban development)	Support	Retain as notified.	Provides good direction on ensuring appropriate three waters infrastructure is available to support future urban development.
Wellington Regional Council	452	44	THW - Three Waters	THW-O2 (Hydraulic neutrality and stormwater management)	Support	Retain as notified.	Provides good direction on managing stormwater quantity and quality effects for future development.
Wellington Regional Council	452	45	THW - Three Waters	THW-P1 (Three waters infrastructure servicing)	Support	Retain as notified.	Provides good direction on ensuring appropriate three waters infrastructure is available to support future urban development.
Wellington Regional Council	452	46	THW - Three Waters	THW-P2 (Three waters infrastructure capacity)	Support	Retain as notified.	Provides good direction on ensuring appropriate three waters infrastructure is available to support future urban development.
Wellington Regional Council	452	47	THW - Three Waters	THW-P3 (Hydraulic neutrality)	Support	Retain as notified.	Provides good direction on managing stormwater quantity and quality effects for future development.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	48	THW - Three Waters	THW-P4 (Water sensitive design)	Support	Retain as notified.	Provides good direction on managing stormwater quantity and quality effects for future development.
Wellington Regional Council	452	49	THW - Three Waters	THW-P5 (Water supply)	Support	Retain as notified.	Provides good direction on connecting new urban development to existing water supply as currently worded
Wellington Regional Council	452	50	THW - Three Waters	THW-R1 (New buildings (excluding accessory buildings) and conversions of existing buildings in an Urban Zone - Connections to the Reticulated Network)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	51	THW - Three Waters	THW-R2 (New buildings (excluding accessory buildings) in an Urban Zone - Hydraulic neutrality)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	52	THW - Three Waters	THW-R3 (New buildings (excluding accessory buildings) in an Urban Zone - Water Sensitive Design)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	53	THW - Three Waters	THW-R4 (New residential units and retirement villages that are connected to the reticulated water system)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	54	TR - Transport	Entire chapter	Support	Retain as notified.	Greater Wellington seeks amendments and maintains an interest in supporting ongoing consistency with the Regional Policy Statement through the Schedule 1 process.
Wellington Regional Council	452	55	TR - Transport	Introduction	Support in part	Amend as follows: The safety and efficiency of transport facilities (such as cycle and motor vehicle parking facilities, bus stops and shelters, vehicle access, loading facilities, and on-site manoeuvring areas makes a significant contribution to the overall safety and efficiency of the transport network.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	56	TR - Transport	TR-O1 (Purpose)	Support	Retain as notified.	Adequately covers the relevant aspects. Previous issue raised at draft stage re 'all modes' looks to be addressed.
Wellington Regional Council	452	57	TR - Transport	TR-P1 (Required transport facilities)	Support	Retain as notified.	Requires cycle parking and end of trip facilities to support active transport use, consistent with regional objectives (RPS, RLTP).
Wellington Regional Council	452	58	TR - Transport	TR-P2 (Enables transport facilities)	Support	Retain as notified.	Well aligned with RLTP vision for a connected region, with safe, accessible and liveable places.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	59	TR - Transport	TR-P3 (Potentially incompatible activities and transport facilities)	Support in part	Amend clause 1.c. as follows: For any shortfall in the provision of loading spaces, cycling parking or end-of-trip facilities, the projected demand for the facilities can be demonstrated to~~will~~ be lower than that required to be provided in the standards, or can be accommodated by public, shared, or reciprocal arrangements,	Sub-clause 1C may provide an easy 'out' for cycle parking and end of trip facility provision. This addition puts the onus on the applicant to provide evidence in their application which demonstrates the projected demand for facilities will be lower.
Wellington Regional Council	452	60	TR - Transport	TR-P4 (Incompatible transport facilities)	Support	Retain as notified.	Well aligned with RLTP vision for a connected region, with safe, accessible and liveable places.
Wellington Regional Council	452	61	TR - Transport	TR-P5 (High trip generating activities)	Support	Retain as notified.	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places. Supports mode shift, emissions and safety targets through facilitating active and public transport modes and reduced reliance on private motor vehicles.
Wellington Regional Council	452	62	TR - Transport	TR-P6 (Highly constrained roads)	Support	Retain as notified.	Supports a safe road network.
Wellington Regional Council	452	63	TR - Transport	TR-P7 (Positive effects)	Support	Retain as notified.	Recognises the benefits of active modes and public transport which contributes to the RLTP vision for a connected region, with safe, accessible and liveable places. Supports mode shift, emissions and safety targets through facilitating active and public transport modes and reduced reliance on private motor vehicles.
Wellington Regional Council	452	64	TR - Transport	TR-R1 (All activities - Transport facilities, excluding vehicle crossings)	Support	Retain as notified.	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places.
Wellington Regional Council	452	65	TR - Transport	TR-R2 (New vehicle crossings)	Support	Retain as notified.	Contributes to the RLTP vision for a connected region, with safe, accessible and liveable places.
Wellington Regional Council	452	66	TR - Transport	TR-R3 (All activities - Trip generation)	Support	Retain as notified.	Support provision that High Trip Generating Activities (HTGAs) require an Integrated Transport Assessment, and this must include a 'travel choice assessment' as directed by Policy CC.2 of the Proposed Regional Policy Statement (RPS).
Wellington Regional Council	452	67	TR - Transport	TR-R4 (Activities within the Highly Constrained Roads Overlay)	Support	Retain as notified.	Contributes to the RLTP vision for a connected region with safe, accessible and liveable places.
Wellington Regional Council	452	68	TR - Transport	TR-S2 (Provision of cycle parking and end of trip facilities)	Support	Retain as notified.	Support the requirement for 'end of trip' facilities and cycle parking which are critical to support uptake of active modes.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	69	TR - Transport	TR-S3 (Design requirements for cycle parking)	Support	Insert new clause 1.e. and 1.f. as follows: e. Be well lit with an illuminance value of no less than 20 lux at floor level, and f. Be on level ground	Support the inclusion of quality standards for cycle parking to ensure it is safe, secure, accessible, sheltered facilities. The standards look to be largely consistent with the NZTA Waka Kotahi best practice guidance. See link: Cycling parking planning and design: Cycling Network Guidance technical note (Version 3, 9 December 2022)
Wellington Regional Council	452	70	TR - Transport	Transport Table 8: High trip generating activity thresholds	Support in part	Seeks to insert a new row for subdivision as follows: the subdivision of land which under this Plan has the capacity to accommodate 20 residential units. Greater Wellington seeks to work with the council on the implementation of the policy and supports other options for relief that address this potential gap.	Potential gap for development scenarios where subdivision consent and land use consent are sought separately (see original submission for full reasons).
Wellington Regional Council	452	71	CL - Contaminated Land	CL-P1 (Identification of contaminated and potentially contaminated land)	Support in part	Amend as follows: Identify contaminated land and potentially contaminated land prior to subdivision, change of use, or development by: 1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and 2. Requiring the investigation of contaminant risks for sites with a history of land use or activity that could have resulted in contamination of soil. 3. If a site has not been identified on the Select Land Use Register, a Preliminary Site Investigation must be undertaken, to determine if a HAIL activity has occurred onsite.	Under the NESCS a Preliminary Site Investigation must exist if land-use is to change or subdivision is to occur- adding this in will be quite helpful, for instance under CL-P1
Wellington Regional Council	452	72	Maps - Natural and Coastal Hazard Overlays	All mapping	Support in part	Seeks to replace the Flood Hazard Overlays with those included in Attachment 3 (see original submission for attachment).	Flood hazard mapping does not include 1-dimensional in channel areas. This is important from a Flood Advisory point of view (see original submission for full reasons).
Wellington Regional Council	452	73	NH - Natural Hazards	Introduction	Support in part	Add a bullet point to the list under the heading Natural Hazard Risk as follows: Building long-term resilience to the impacts from natural hazards and effects of climate change.	Under the heading 'Natural Hazard Risk', it would be good to acknowledge that the role of these provisions is also to build in longer term resilience to the effects of natural hazards and climate change.
Wellington Regional Council	452	74	NH - Natural Hazards	NH-O1 (Risk from Natural Hazards in High Natural Hazard Overlays)	Support in part	Amend as follows: Subdivision, use and development within the High Natural Hazard Overlays ~~reduce or~~ avoid increasing the existing risk from natural hazards to people, buildings and infrastructure.	In high hazard areas increases in existing risk should be avoided, as even reducing an increase in existing risk would still produce significant risk.
Wellington Regional Council	452	75	NH - Natural Hazards	NH-O2 (Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	76	NH - Natural Hazards	NH-O3 (Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay)	Neutral	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	77	NH - Natural Hazards	NH-O4 (Planned Natural Hazard Mitigation Works)	Support	Retain as notified.	This largely aligns with the GW planning guidance.
Wellington Regional Council	452	78	NH - Natural Hazards	NH-O5 (Natural Systems and Features)	Support	Retain as notified.	This aligns with the intent of RPS Change 1 Policy CC.4(c).
Wellington Regional Council	452	79	NH - Natural Hazards	NH-P1 (Risk-Based Approach)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	80	NH - Natural Hazards	NH-P2 (Levels of Risk)	Support in part	Amend clause 1 as follows: 1. Avoiding buildings and activities in the High Natural Hazard Overlays (with the exception of the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development maintains or reduces the ~~existing~~ risk from the natural hazards to people, buildings and infrastructure.	Use of term 'existing risk' in clause 1 does not seem to be the correct term.
Wellington Regional Council	452	81	NH - Natural Hazards	NH-P3 (Natural systems and features)	Support in part	Amend as follows: Maintain and enhance natural systems and features where they will reduce the existing risk posed by natural hazards to people, buildings and infrastructure and manage activities so that significant adverse effects on these systems or features are avoided and other adverse effects are avoided, minimised or remedied.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	82	NH - Natural Hazards	NH-P4 (Natural hazard mitigation)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	83	NH - Natural Hazards	NH-P6 (Additions to existing buildings and structures within the Fault Location Area)	Support in part	Seeks to define where the 20m is to be measured from, e.g. the fault trace or an identified fault rupture zone.	Clause 2(a) makes reference employing a 20 m setback from the fault deformation zone, but the whole Fault Location Area overlay is potentially a fault deformation zone. The question for plan users is where this is being measured from. This needs some clarity for interpretation and implementation. The fault deformation zone is generally accepted as being 20 m either side of a fault trace or an identified fault rupture zone as per the MfE guidelines "Planning for Development of Land on or Close to Active Faults".
Wellington Regional Council	452	84	NH - Natural Hazards	NH-P8 (Additions to existing buildings and structures in the Flood Hazard Overlays)	Support in part	Amend clause 4.a. as follows: a. The risk from the 1% Annual Exceedance Probability flood event is low due to either the: i. Proposed mitigation measures, or ii. Size of the addition, or iii. Nature of the activities undertaken within the addition, which cannot include residential activities.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	85	NH - Natural Hazards	NH-P9 (Subdivision, use and development in the Flood Hazard Overlays)	Support in part	Amend clause 1 as follows: 1. Allow for new buildings, structures, building platforms, and the conversion of existing buildings that will contain activities least sensitive to natural hazards in the Low Flood Hazard Overlay, will not impede or block pathways of flood water and will not significantly increase the risks to adjacent buildings and people,	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	86	NH - Natural Hazards	NH-P10 (Residential Apartments in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support in part	Delete this policy. If it is retained, then amend as follows: Provide for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where: 1. The residential apartment building is at least four stories in height, 2. There are no residential apartments or habitable spaces provided on the ground floor of the building, 3. The building has been designed so that any flood sensitive services (for example power transformers) have been designed to be located above the 1% Annual Exceedance Probability Flood level, 4. Materials that are less susceptible to flood damage are used to construct the ground floor of the building (such as concrete blocks), and 5. There is no increase in the flood water depths within buildings that contain activities potentially sensitive to natural hazards or activities most sensitive to natural hazards on adjacent properties. 6. Access & egress during flood events and the requirement for an emergency response plan to be put in place by the building owner. 7. Not increase flood risk to neighbouring properties or impede over land flow paths	This policy is not in line with the 'avoid' approach and doesn't support a risk-based approach to development in flood prone areas.
Wellington Regional Council	452	87	NH - Natural Hazards	NH-P11 (Subdivision, Use and Development in the Liquefaction Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	88	NH - Natural Hazards	NH-P12 (Subdivision in the Slope Assessment Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	89	NH - Natural Hazards	NH-R1 (Additions to existing buildings and structures for activities least sensitive to natural hazards within the poorly constrained, uncertain constrained, well defined and well defined extension areas of the Fault Location Area)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	90	NH - Natural Hazards	NH-R2 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area)	Support in part	Seeks to replace reference to "fault line" with "fault trace"	Request that 'fault line' be renamed 'fault trace' to recognise that fault features don't always rupture along neat lines. Use of fault trace is standard geohazard terminology.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	91	NH - Natural Hazards	NH-R3 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well-defined extension areas of the Fault Location Area)	Support in part	Seeks to replace reference to "fault line" with "fault trace"	To recognise that fault features don't always rupture along neat lines. Use of fault trace is standard geohazard terminology.
Wellington Regional Council	452	92	NH - Natural Hazards	NH-R4 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within all areas of the Fault Location Area)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	93	NH - Natural Hazards	NH-R5 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area)	Oppose	Seeks to delete the controlled activity status NH-R5(1) and make the rule entirely restricted discretionary. Replace reference to "fault line" with "fault trace".	The council should retain an ability to decline consent for development within a fault hazard area for potentially sensitive and most sensitive activities. Request that 'fault line' be renamed 'fault trace' to recognise that fault features don't always rupture along neat lines. Use of fault trace is standard geohazard terminology.
Wellington Regional Council	452	94	NH - Natural Hazards	NH-R6 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well defined extension areas of the Fault Location Area)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	95	NH - Natural Hazards	NH-R7 (Activities to existing buildings and structures for activities least sensitive to natural hazards in the Flood Hazard Overlays)	Support in part	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	96	NH - Natural Hazards	NH-R8 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	97	NH - Natural Hazards	NH-R9 (Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose	Amend Rule NH-R9.1 as follows: Activity status: Permitted Where: a. The gross floor area of the addition is no more than 200m2, and b. The addition does not result in the in the establishment of a residential activity on the ground floor of the building. c. The impacts of the additions on the conveyance of flood waters, including any potential for flood waters to be blocked or diverted onto adjacent properties.	GW are concerned that this will enable the enlargement of hazardous facilities or major hazardous facilities etc. within high & moderate hazard zones. As demonstrated in the 2020 floods in Southland the mix of flood waters and hazardous material can cause damage to the environment and community. We should be cautious about permitting additions to hazardous activities in medium or high hazard without careful consideration of the risk. Ideally, GW would be encouraging the planned relocation of such assets out of hazardous areas wherever possible.
Wellington Regional Council	452	98	NH - Natural Hazards	NH-R10.1 (New buildings and structures and the Conversion of Existing Buildings for activities least sensitive to natural hazards within the Low Flood Hazard Overlay)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	99	NH - Natural Hazards	NH-R11.1 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	100	NH - Natural Hazards	NH-R12.1 (New buildings and structures and the conversion of existing building for activities most sensitive to natural hazards within the Low Flood Hazard Overlay)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	101	NH - Natural Hazards	NH-R12.2 (New buildings and structures and the conversion of existing building for activities most sensitive to natural hazards within the Low Flood Hazard Overlay)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	102	NH - Natural Hazards	NH-R13.1 (New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Support in part	Amend as follows: 1. Activity status: Permitted Where: a. The gross floor area of the new building or conversion is no more than 200m2, and b. The new building or conversion does not result in the establishment of a residential activity on the ground floor of the building. c. Flood risk is not increased for neighbouring properties and flow paths are not blocked.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	103	NH - Natural Hazards	NH-R14 (New buildings and the conversion of existing buildings for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay)	Oppose	Seeks to amend the rule to be only non-complying in status.	This provision does not support the 'avoid' approach and does not support a risk-based approach to development in flood prone areas.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	104	NH - Natural Hazards	NH-R15 (Additions to existing buildings and structures for activities least sensitive to natural hazards and activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	105	NH - Natural Hazards	NH-R16 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	106	NH - Natural Hazards	NH-R17 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	107	ECO - Ecosystems and Indigenous Biodiversity	ECO-O1 (Ecosystems and indigenous biodiversity)	Support in part	Amend the objective as follows: ECO-O1 Ecosystems and indigenous biodiversity Indigenous biodiversity in Lower Hutt is protected and maintained, and where practicable, restored or enhanced, so there is at least no overall loss in indigenous biodiversity.	Support this objective, however seek that it is extended to provide for protection of indigenous biodiversity and that it reflects the RMA section 6 and NPSIB objective to maintain indigenous biodiversity so that there is at least no overall loss in indigenous biodiversity. A definition for "Maintain/ maintained / maintenance (in relation to indigenous biodiversity)" is required to ensure that no overall loss is managed appropriately, for example so that it does not enable a trade-off of indigenous vegetation extent for biodiversity condition and richness.
Wellington Regional Council	452	108	ECO - Ecosystems and Indigenous Biodiversity	New objective	Amend	Add a new objective as follows: ECO-OX Mana whenua values relating to indigenous biodiversity Mana whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decision-making, and mana whenua are supported to exercise their kaitiakitanga for indigenous biodiversity.	There is a gap in the proposed plan with respect to acknowledging and identifying taonga species and their ecosystems in partnership with mana whenua as required by Policy 2 and Clauses 3.19, 3.2 and 3.3 of the NPS-IB 2023, and RPS Change 1, Objective 16B (not under appeal).
Wellington Regional Council	452	109	ECO - Ecosystems and Indigenous Biodiversity	New objective	Amend	Add a new objective as follows: ECO-OX Landowner and community values relating to indigenous biodiversity Landowner and community values in relation to indigenous biodiversity are recognised and provided for and their roles as stewards are supported.	There is a gap in the proposed plan with respect to acknowledging landowner and community values relating to indigenous biodiversity and supporting their roles as stewards. This would give effect to RPS Change 1 Objective 16C (not under appeal).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	110	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1 (Protecting indigenous biodiversity in rural environments)	Support in part	Amend as follows: ECO-P1 Protecting and maintaining indigenous biodiversity ~~in rural environments~~ Protect and maintain indigenous biodiversity ~~in rural environments~~ by avoiding or managing the adverse effects from activities that modify indigenous vegetation or habitats ~~controlling the removal of indigenous vegetation in the Natural Open Space Zone.~~	To achieve ECO-O1 and to be consistent with higher order direction in the RMA, NPSIB and RPS (see original submission for full reasons).
Wellington Regional Council	452	111	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2 (Protecting indigenous biodiversity in urban environments)	Support in part	Delete ECO-P2 and incorporate into ECO-P1.	Consequential to the GW relief sought on ECO-P1, and for the reasons outlined in the above submission point, incorporate ECO-P2 in ECO-P1.
Wellington Regional Council	452	112	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Support in part	Amend as follows: ECO-P3 Indigenous vegetation removal ~~in the Natural Open Space Zone and residential zones~~ Allow the removal of indigenous vegetation ~~in the Natural Open Space Zone and residential zones~~ where it is for: 1. Maintenance around existing legally established buildings, 2. The removal of vegetation which was established to provide residential amenity or screening, 3. The removal of trees on Urban Environment Allotments, 4. The protection of people and property from an imminent threat represented by deadwood, diseased or dying vegetation, 5. The control of plant pathogens and diseases, 6. The safe operation and maintenance of roads, tracks and access ways, fences and onsite services, 7. The reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units, 8. Conservation and restoration activities including conservation fencing to exclude stock or pests, 9. Harvesting of indigenous timber approved under the Forests Act 1949, 10. Harvesting is of manuka and/or kanuka for domestic firewood purposes and arts or crafts, 11. The maintenance, operation, repair and decommissioning of existing infrastructure, and 12. Mana whenua to exercise customary harvesting practices.	Support this enabling policy that links to the permitted activity rules for residential zones and natural open space zones. GW suggests several other activities that should appropriately be enabled. However, for the reasons explained above, this policy should be extended to other zones where indigenous vegetation and habitats of indigenous fauna are highly likely to be present, and potentially significant. GW seeks that indigenous vegetation removal/modification in residential zones, natural open space zone, rural zones, open space zone and quarry zone must be allowed only when it is necessary for the activities/purposes listed in the permitted activity conditions. This is because significant indigenous vegetation and significant habitats of indigenous fauna are highly likely to be present in those zones.
Wellington Regional Council	452	113	ECO - Ecosystems and Indigenous Biodiversity	ECO-P4 (Managing the adverse effects from indigenous vegetation removal)	Support in part	Amend clause 2 as follows: Managing all other adverse effects to ~~achieve~~ maintain indigenous biodiversity so that there is at least no overall loss in indigenous biodiversity within Lower Hutt	Defined terms in this policy do not refer to principles of biodiversity offsetting and biodiversity compensation (see original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	114	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5 (Restoring and increasing indigenous biodiversity)	Support in part	Amend policy as follows: ECO-P5 Restoring and increasing indigenous biodiversity Encourage the protection, restoration and maintenance of indigenous biodiversity by: 1. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity, and 2. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation. 3. Identifying strategic targets and priorities for restoration including: (i) areas with significant indigenous biodiversity values whose ecological integrity is degraded; (ii) threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems; (iii) areas that provide important connectivity or buffering functions; (iv) natural inland wetlands whose ecological integrity is degraded or that no longer retain their indigenous vegetation or habitat for indigenous fauna; (v) areas of indigebous biodiversity on specified Maori land where restoration is advanced by the Maori landowners; and (vi) any other priorities specified in regional biodiveristy strategies or any national priorities for indigenous biodiversity restoration; and	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	115	ECO - Ecosystems and Indigenous Biodiversity	New policy	Amend	Add a new Policy as follows: ECO-PX Manage indigenous biodiversity in partnership with mana whenua Manage indigenous biodiversity in partnership with mana whenua including by: (a) applying mātauranga Māori frameworks, and support mana whenua to exercise their kaitiakitanga, in managing and monitoring indigenous biodiversity; and (b) identifying and protect acknowledged and identified taonga species, populations, and ecosystems; and (c) supporting mana whenua to access and exercise sustainable customary use of indigenous biodiversity, including for mahinga kai and taonga, in accordance with tikanga; and (d) maintaining and restore indigenous biodiversity on Maori land to the extent practicable, while enabling new occupation, use and development of that land to support the social, cultural and economic wellbeing of mana whenua.	There is a gap in the proposed plan with respect to acknowledging and identifying taonga species and their ecosystems in partnership with mana whenua of any rohe in their district.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	116	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2.1 (Indigenous vegetation removal)	Support in part	Amend rule to restrict this rule's application to the following zones: Commercial and Mixed Use Zones Industrial Zones ~~Rural Zones~~ Sport and Active Recreation Zone ~~Open Space Zone~~ Hospital Zone Tertiary Education Zone Marae Zone ~~Quarry Zone~~ Seaview Marina Zone	Lack of conditions and limited parameters concerning given areas are likely to include areas of indigenous vegetation, including areas that could meet the significant criteria in the NPS-IB and operative RPS.
Wellington Regional Council	452	117	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2.2 (Indigenous vegetation removal)	Support in part	Seeks to amend the rule to add a confining parameter to clause (b)(vi) and either define or delete reference to open areas as follows: vi. No more than 5 metres in total width to maintain existing ~~open areas~~, tracks, accessways, fences and onsite services, or ...	However, maintenance of existing tracks, accessways, fences and onsite services must be permitted with a limiting parameter. The term "open areas" is too broad. It should be defined, otherwise deleted from the rule.
Wellington Regional Council	452	118	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2.3 (Indigenous vegetation removal)	Oppose	Delete ECO-R2(3) and replace it with ECO-R2 (x) as per submission point 452.119	ECO-R2 (3) is currently confined to natural open space zone only. For the reasons outlined in GW relief sought on ECO-P3 (submission point (452.112), GW does not support this rule as drafted. As explained in the reasoning for GW relief on ECO-P3, permitted activity conditions are necessary for Natural Open Space Zone as well as Open Space Zone, Rural Zones and Quarrying zone.
Wellington Regional Council	452	119	ECO - Ecosystems and Indigenous Biodiversity	New rule	Amend	Seeks to replace rule ECO-R2.3 with a new rule that would control indigenous vegetation clearance in Natural Open Space, Open Space, Rural, and Quarry Zones, see original submission (p29-30) for details.	Indigenous vegetation removal is currently permitted in rural zones, open space zone and quarry zone with no conditions or limiting parameters.GW seeks that indigenous vegetation removal/modification in natural open space zone, rural zones, open space zone and quarry zone be allowed only when it is necessary for the activities/purposes listed in the permitted activity conditions. This is because significant indigenous vegetation and significant habitats of indigenous fauna are highly likely to be present in those zones.
Wellington Regional Council	452	120a	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2.4 (Indigenous vegetation removal)	Oppose	Seeks to add Rural Zones, Open Space Zone, and Quarry Zone to application of ECO-R2.4, change activity status to Discretionary, and remove conditions [except, inferred, the condition that ECO-R2.2 is not met] and information requirements. [add a condition that the rule sought in submission point 452.118 is not met, inferred]	Reasons given are in connection with other submission points, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	120b	ECO - Ecosystems and Indigenous Biodiversity	ECO-M1 (Restoring indigenous biodiversity)	Support	Retain as notified.	Gives effect to the NPS-IB direction.
Wellington Regional Council	452	121	SUB - Subdivision	SUB-O3 (Servicing of allotments)	Support in part	Amend as follows: Development enabled through subdivision is adequately serviced and supported by infrastructure, prioritising the use of green infrastructure where practicable. and the transport network.	Recognise the multiple benefits of green infrastructure, seeking to integrate this with the development enabled through subdivision as far as practicable
Wellington Regional Council	452	123	SUB - Subdivision	SUB-O4 (Esplanades)	Support	Retain as notified.	Support increase in extent and protection of esplanade reserves.
Wellington Regional Council	452	124	SUB - Subdivision	SUB-P4 (Subdivision design and layout)	Support in part	Amend as follows ... 5. The design and layout maintains or enhances neighbourhood connectivity and pedestrian permeability.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	125	SUB - Subdivision	SUB-P7 (Servicing and access)	Support in part	Amend clause 4.c. as follows: ~~Safely accommodate the intended number of users~~ Provide for pedestrian safety and the safe and efficient movement of vehicles and other road users.	Support the requirement for new roads and vehicle access to meet minimum design standards and the inclusion of pedestrian amenity. However, seek specific reference to pedestrian safety. While sub-clause 4.c. covers 'safely accommodating the intended number of users' specific reference will provide clarity re pedestrians as vulnerable users.
Wellington Regional Council	452	126	SUB - Subdivision	SUB-P22 (Subdivision of land in natural hazard risk areas)	Support	Retain as notified.	This policy provides for a risk based approach to the management of subdivision of land affected by natural hazards based on the sensitivity of the activities to impacts of natural hazards and the hazard posed. Although this applies to all natural hazards it captures the requirement to consider both likelihood and consequence of natural hazard events.
Wellington Regional Council	452	127	SUB - Subdivision	SUB-R14.1 (Subdivision within the Low Flood Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	128	SUB - Subdivision	SUB-R14.2 (Subdivision within the Low Flood Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	129	SUB - Subdivision	SUB-R15.1 (Subdivision within the Medium Flood Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	130	SUB - Subdivision	SUB-R15.2 (Subdivision within the Medium Flood Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	131	SUB - Subdivision	SUB-R16.1 (Subdivision within the High Flood Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	132	CE - Coastal Environment (General)	CE-O1 (Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	133	CE - Coastal Environment (General)	CE-O2 (High, Very High and Outstanding Coastal Natural Character Areas)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	134	CE - Coastal Environment (Hazards)	CE-O3 (risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	135	CE - Coastal Environment (Hazards)	CE-O4 (Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	136	CE - Coastal Environment (Hazards)	CE-O5 (Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area)	Neutral	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	137	CE - Coastal Environment (Hazards)	CE-O6 (Measures to reduce damage from sea level rise, coastal inundation and coastal erosion)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	138	CE - Coastal Environment (Hazards)	CE-O7 (Natural Systems and Features)	Support	Retain as notified.	pleased to see recognition of the importance of natural systems and features that reduce the susceptibility of people, buildings and infrastructure from damage from coastal hazards. This aligns with the intent of RPS Change 1 Policy CC.4(c).
Wellington Regional Council	452	139	CE - Coastal Environment (General)	CE-P1 (Identification of the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	140	CE - Coastal Environment (General)	CE-P2 (Identification of Coastal Natural Character Areas)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	141	CE - Coastal Environment (General)	CE-P3 (Customary Harvesting in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	142	CE - Coastal Environment (General)	CE-P4 (Restoration of Natural Character in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	143	CE - Coastal Environment (General)	CE-P5 (Indigenous Vegetation Removal in the Coastal Environment)	Support in part	Amend as follows: Provide for the removal of vegetation within High and Very High Coastal Natural Character Areas where: a. It is required to provide for: i. Maintenance around existing buildings, or ii. Safe operation of roads, tracks and accessways, or iii. Restoration and conservation activities including pest plant removal and animal pest control activities, or iv. Natural hazard management activities, or v. Reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units on rural property, or vi. The placement of beehives; or vii. New farming tracks and fences for existing farming activities, or viii. Mana whenua to exercise customary harvesting practices, or <u>ix. Recreation and conservation activities associated with a regional park, or</u>	There are large areas of regional park land within this overlay and the recreation and conservation activities undertaken within the parks should be acknowledged and provided for.
Wellington Regional Council	452	144	CE - Coastal Environment (General)	CE-P6 (Use and Development in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	145	CE - Coastal Environment (General)	CE-P7 (Mining, Quarrying and Forestry Activities in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	146	CE - Coastal Environment (General)	CE-P8 (Risk-Based approach)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	147	CE - Coastal Environment (General)	CE-P9 (Levels of Risk)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	148	CE - Coastal Environment (General)	CE-P10 (Natural systems and features)	Support in part	Amend as follows: Maintain and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, buildings and infrastructure and manage activities so that significant adverse effects on these systems or features are avoided and other adverse effects are avoided, minimised or remedied.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	149	CE - Coastal Environment (General)	CE-P11 (Coastal hazard mitigation works)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	150	CE - Coastal Environment (General)	CE-P12 (Coastal hazard mitigation works involving green infrastructure)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	151	CE - Coastal Environment (General)	CE-P13 (Hard engineering coastal hazards mitigation works)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	152	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	153	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Support	Retain as notified.	Support the management of subdivision, use and development to existing buildings and development in the coastal hazard overlays. Consider the development of guidelines that provide appropriate ways to mitigate the risks from tsunami and coastal hazards as required through the policy and rule framework that can be used by council, contractors, developers and individuals in order to reduce the risk from coastal hazards.
Wellington Regional Council	452	154	CE - Coastal Environment (General)	CE-R1 (Customary harvesting by Tangata Whenua in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	155	CE - Coastal Environment (General)	CE-R2 (Restoration in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	156	CE - Coastal Environment (General)	CE-R3 (Indigenous vegetation removal in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	157	CE - Coastal Environment (General)	CE-R4 (Land use activities in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	158	CE - Coastal Environment (General)	CE-R5 (Quarrying activities, Mining activities and Plantation forestry in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	159	CE - Coastal Environment (General)	CE-R6 (Maintenance, repair, alteration and demolition of existing buildings and structures in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	160	CE - Coastal Environment (General)	CE-R7 (New buildings and structures and additions to existing buildings and structures in the Coastal Environment)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	161	CE - Coastal Environment (Hazards)	CE-R8 (Additions to existing buildings and structures for activities least sensitive to natural hazards in all Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	162	CE - Coastal Environment (Hazards)	CE-R9 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	163	CE - Coastal Environment (Hazards)	CE-R10 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	164	CE - Coastal Environment (Hazards)	CE-R11 (Additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	165	CE - Coastal Environment (Hazards)	CE-R12 (Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	166	CE - Coastal Environment (Hazards)	CE-R13 (New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	167	CE - Coastal Environment (Hazards)	CE-R14 (Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	168	CE - Coastal Environment (Hazards)	CE-R15 (New buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	169	CE - Coastal Environment (Hazards)	CE-R16 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	170	CE - Coastal Environment (Hazards)	CE-R17 (Green Infrastructure in the Coastal Hazard Overlays)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	171	CE - Coastal Environment (Hazards)	CE-R18 (Hard engineering coastal hazard mitigation works in all areas of the Coastal Hazard Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	172	EW - Earthworks	EW-O1.6 and 7 (Earthworks)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	173	EW - Earthworks	EW-P2.3, 4 and 5.b (Appropriate earthworks)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	174	EW - Earthworks	EW-P4.1 and 2 (Earthworks for Farming Tracks)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	175	EW - Earthworks	EW-P5.1, 2 and 3 (Earthworks associated with Natural Hazard Mitigation Works)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	176	EW - Earthworks	EW-P6 (Earthworks within Flood Hazard Overlays)	Support in part	Amend policy as follows: Provide for earthworks in Flood Hazard Overlays where <u>there is no increase in existing risk to neighbouring properties</u> by...	Support management of risks from earthworks in flood hazard overlays but consider that there should be no increase in risk to neighbouring properties as a resulted of diverted flood waters.
Wellington Regional Council	452	177	EW - Earthworks	EW-P7 (Earthworks on slopes)	Support in part	Amend as follows: On slopes greater than 34 degrees, where the 34 degree slope angle is sustained over a distance of at least 3m, measured horizontally, provide for earthworks <u>that have a functional use or functional need</u> where a geotechnical assessment confirms that: 1. The proposed earthworks will minimise the risk from slope instability to people and buildings, and 2. The proposed earthworks will not increase the risk of slope failure on adjacent sites.	There appears to be some wording missing in this policy and suggest an amendment to link it more clearly to the earthworks standard EW-S3. The standard states that earthworks must not be undertaken on land with an existing slope angle of 34 degrees or greater, where the 34 degree slope angle is sustained over a distance of at least 3m, measured horizontally with some exemptions for repair, maintenance or upgrades. In other words, unless there is a functional use or need. This policy appears to enable earthworks on slopes over 34 degrees and seems little different to EW-P8.
Wellington Regional Council	452	178	EW - Earthworks	EW-P8 (Earthworks in the Slope Assessment Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	179	EW - Earthworks	EW-P12 (Earthworks within Outstanding Natural Features and Landscapes)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	180	EW - Earthworks	EW-P13 (Earthworks within coastal margins and riparian margins)	Support	Retain as notified.	It is appropriate to manage effects of earthworks within coastal and riparian margins. It is also important that the natural environment, its processes and geomorphology is maintained and effects on it minimised, especially where it has a ability to attenuate the risks from natural hazards and act as a natural hazards mitigation solution.
Wellington Regional Council	452	181	EW - Earthworks	EW-P14 (Earthworks within High, Very High and Outstanding Coastal Natural Character Areas)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	182	EW - Earthworks	EW-R6 (Earthworks within Flood Hazard Overlays)	Support in part	Retain as notified.	Providing for earthworks within low hazard areas as a permitted activity and in higher hazard areas where the ground level remains the same is appropriate, where the flood hazard maps are relevant and correct as noted above.
Wellington Regional Council	452	183	EW - Earthworks	EW-R7 (Earthworks on Community Scale Natural Hazard mitigation Structures)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	184	EW - Earthworks	EW-R8 (Earthworks for a building platform in the Slope Assessment Overlay)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	185	EW - Earthworks	EW-R12 (Earthworks within Outstanding Natural Features and Landscapes)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	186	EW - Earthworks	EW-R13 (Earthworks within coastal margins and riparian margins)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	187	EW - Earthworks	EW-R14 (Earthworks within High and Very High Coastal Natural Character Areas)	Support	Retain as notified.	Reasons given not specific to this relief, see original submission
Wellington Regional Council	452	188	Residential Zones	All zones	Support	Retain as notified.	Greater Wellington supports the overall approach to intensification and achieving a compact regional form consistent with RPS Change 1 in particular policies UD.4 and 31.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	189a	Residential Zones	All zones	Amend	Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect: Objective XX: Building and infrastructure is designed so that they are able to withstand predicted future higher temperatures, intensity and duration of rainfall and wind over the anticipated life span and to mitigate these effects on people, communitites and the natural environment.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.
Wellington Regional Council	452	189b	Residential Zones	All zones	Amend	Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect: Objective XX: Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees and/or planting new trees as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city's biodiversity and amenity. Appropriate indigenous species are utilised as far as practicable.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	189c	Residential Zones	All zones	Amend	Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect: Policy XX: Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity: i. For residential subdivision and/or development: 20% of the net site area; ii. For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road area to be vested in Council.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.
Wellington Regional Council	452	189d	Residential Zones	All zones	Amend	Seeks to add a new policy to address the cost of providing tree canopy cover as per below example: Policy – The cost of providing tree canopy cover and financial contributions a. Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development; b. Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable; c. No financial contribution shall be required where sufficient existing trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	189e	Residential Zones	All zones	Amend	Seeks to add a new policy to address the cost of providing tree canopy cover as per below example: Policy – Tree health and infrastructure a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth. b. Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained. c. Ensure the planting of trees in the future roads of greenfield subdivisions is carried out in accordance with: i. the tree pit requirements of the Council's Infrastructure Design Standard to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and ii. the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.
Wellington Regional Council	452	189f	Residential Zones	All zones	Amend	Seeks to add a new policy to address the cost of providing tree canopy cover as per below example: Policy XX: Promote and enable the design of buildings and infrastructure so that they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span and to mitigate the effects of these on people and communities.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	189g	Residential Zones	All zones	Amend	Seeks to add new rule(s) and standard(s) to appropriate zone chapters to give effect to the Tree Canopy Cover and Financial Contributions policies in submission points 452.189a, 452.189b, 452.189c, 452.189d, 452.189e, and 452.189f.	Considers there is a gap in the proposed HDP to provide for Policy CC.4 clause (a) in relation to urban heat (and stormwater flows if these are not appropriately managed by the Three Waters provisions): (a) requiring provision of urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: (i) prioritising the use of appropriate indigenous species, ... and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.
Wellington Regional Council	452	190a	HRZ - High Density Residential Zone	HRZ-O4 (Planned character and planned urban built environment of the High Density Residential Zone)	Support	Amend as follows: ... 8. Is connected to open space and the natural environment, <u>9. Supports and effective and efficient public transport network.</u>	Support the provision for high density residential development within the District Plan, and the general extent and location of this zone (from a land use/transport integration perspective) as this will provide for housing growth in locations where people can live in relatively close proximity to commercial and community facilities and public transport. Note high density development also supports the ability to provide effective, efficient (and affordable) public transport networks and services. Suggest this point could be identified in one of the objectives for this zone.
Wellington Regional Council	452	190b	HRZ - High Density Residential Zone	Objectives for HRZ	Support	Seeks that "... high density development also supports the ability to provide effective, efficient (and affordable) public transport networks and services" be identified in one of the objectives for this zone.	Support the provision for high density residential development within the District Plan, and the general extent and location of this zone (from a land use/transport integration perspective) as this will provide for housing growth in locations where people can live in relatively close proximity to commercial and community facilities and public transport. Note high density development also supports the ability to provide effective, efficient (and affordable) public transport networks and services. Suggest this point could be identified in one of the objectives for this zone.
Wellington Regional Council	452	191	RLZ - Rural Lifestyle Zone	RLZ-P5 (Infrastructure)	Support	Retain as notified.	Consistent with RPS Change 1 Policy 56 that seeks consideration of effects of subdivision, use, and development on rural areas. In particular, consideration of infrastructure provision.
Wellington Regional Council	452	192	NOSZ - Natural Open Space Zone	NOSZ-R3.1 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Regional Council	452	193	NOSZ - Natural Open Space Zone	NOSZ-R3.2 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.
Wellington Regional Council	452	194	NOSZ - Natural Open Space Zone	NOSZ-R11 (Visitor accommodation)	Support	Retain as notified.	No reasons given specific to this relief, see original submission.
Kate Harris	454	1	NH - Natural Hazards	Whole chapter	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" (refer to original submission)	The evidence is not robust enough to justify the impact on property rights (refer to original submission for full reasons)
Kate Harris	454	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Amend	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" (refer to original submission)	Modelling assumptions are too speculative and broad brush, not accurate for individual properties. Modelling does not incorporate draining upgrades completed at property
Kate Harris	454	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" Or "if the council does progress these changes then the hazard mitigation measures that owners have invested in to eliminate or reduce the risk should be considered for each property" (refer to original submission)	Failure to consider risk mitigation in modelling (refer to original submission for full reasons)
Kate Harris	454	4	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" Or "if the council does progress these changes for the flooding hazard, then performance of drainage and whether any flooding actually occurred in the stress test of the winter of 2022 should be considered for each property" (refer to original submission)	The winter of 2022 was the wettest in recorded history. The drainage on the property performed faultlessly. Refer to original submission for full reasons
Kate Harris	454	5	NH - Natural Hazards	Flood Hazard Overlay	Oppose	Seeks that provisions for managing flood hazard are reviewed and amended to be consistent with the approach for managing flood hazard in the operative district plan (inferred - refer to original submission)	The existing measures are suitable, more precise in considering properties on a case-by-case basis, and provide a better balance of environmental protection and land/housing development. The proposed changes make subdivision very difficult.
Terry Verhoeven	455	1	SASM - Sites and Areas of Significance to Māori	SASM-01 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Retain objective as notified provided submission point 455.3 is accepted OR Delete objective (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Terry Verhoeven	455	2	SASM - Sites and Areas of Significance to Māori	SASM-02 (Kaitiakitanga)	Support in part	Retain objective as notified provided submission point 455.3 is accepted OR Delete objective (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Terry Verhoeven	455	3	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose in part	Seeks that the wording of the objective is replaced with the following: “ Tangata whenua have self-determination over SASMs that do not involve private property, while private property owners each have self-determination over their own properties, including those within a SASM. All other Objectives in this chapter are secondary and subordinate to this primary Objective”, or something to that effect.	Giving effect to this provision—which recognises tangata whenua as having the right to exercise authority over all SASMs, and by implication, over any private properties within a SASM—would seriously violate the sanctity of private property rights and democratic governance.
Terry Verhoeven	455	4	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Retain objective as notified provided submission point 455.3 is accepted OR Delete objective (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Terry Verhoeven	455	5	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend the policy as follows: “Identify sites and areas of significance to Māori with tangata whenua in accordance with tikanga Māori, and objectively delineate boundaries using the scientific method”, OR something to that effect.	SASM boundary identifications should be made as objectively and precisely as possible, which is demonstrably not the case with the current PDP mapping of SASMs.
Terry Verhoeven	455	6	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Support in part	Amend policy as follows: "Protect sites and areas listed as Ngā Awa o te Takiwā in SCHED6 – Sites and Areas of Significance to Māori from inappropriate subdivision, use, or development, only to the extent that such protection does not subordinate private property rights.”	Waterways, along with their use and development, should remain under the control of the respective property owners, especially where privately owned
Terry Verhoeven	455	7	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Amend policy as follows: "Protect sites and areas listed as Category 1 in SCHED6 – Sites and Areas of Significance to Māori from inappropriate subdivision, use, or development, only to the extent that such protection does not subordinate private property rights.”	Land, along with its use and development, should remain under the control of the respective property owners, especially where privately owned.
Terry Verhoeven	455	8	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Support in part	Amend policy as follows: "Avoid, remedy, or mitigate the adverse effects of subdivision, use, or development on sites and areas listed as Category 2 in SCHED6 – Sites and Areas of Significance to Māori, only to the extent that doing so does not subordinate private property rights."	Land, along with its use and development, should remain under the control of the respecti ve property owners, especially where privately owned.
Terry Verhoeven	455	9	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Terry Verhoeven	455	10	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Where the prior agreement of the property owner is obtained, enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori."	As worded, this provision fails to respect the sanctity of private property rights.
Terry Verhoeven	455	11	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Neutral in part	Amend policy as follows: "Without penalising private property owners for a lack of engagement with tangata whenua, encourage landowners to:..."	Encouragement of private property owners to engage with tangata whenua should not attract penalties for them not engaging with tangata whenua.
Terry Verhoeven	455	12	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Terry Verhoeven	455	13	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Seeks that the policy is deleted and "allow the listed aspirations to be pursued through voluntary means. In the first alternative, exclude private property."	This provision undermines the sanctity of private property rights and is the most egregious and onerous of the policies. Its wording even implies that maintaining or repairing a private property within a SASM should necessitate input from tangata whenua.
Terry Verhoeven	455	14	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support in part	Seeks that the following text is added to the schedule: "This list is full and final with respect to historical identifications, except in cases where archaeological discoveries establish new sites or areas of significance."	Supports, subject to relief requested in submission point 455.5 being accepted. Following the publication of the PDP, a clear threshold should be imposed on further historical identifications being added to Schedule 6.
Terry Verhoeven	455	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori with the prior agreement of the property owner."	As worded, this provision fails to respect the sanctity ty of private property rights.
Terry Verhoeven	455	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Amend to delete clause 3(a) and clause 4 of the rule (inferred - refer to original submission)	This provision fails to respect the sanctity of private property rights, although SASM-S1: Accidental discovery protocol is a reasonable exception.
Terry Verhoeven	455	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Terry Verhoeven	455	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete rule OR Amend the rule to exclude private property, and amend clause 2 of the rule as follows: "a... b. The new building or structure ~~is less than~~ does not increase the footprint of the pre-existing building by more than 200m2, and c. The addition or alteration to a building or structure are within an industrial/commercial zone and ~~are less than~~ does not increase the footprint of the pre-existing building by more than 200m2."	This provision fails to respect the sanctity of private property rights. Furthermore, 200m2 (or any square metre size) is ostensibly an arbitrary threshold for cultural relevancy.
Terry Verhoeven	455	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Terry Verhoeven	455	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Support	Retain as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Lynette Congdon	456	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Lynette Congdon	456	2	GRUZ - General Rural Zone	GRUZ-R16	Oppose	Seeks that the provisions of the Proposed District Plan which allow the construction and operation of a Waste Transfer Station are reconsidered (see original submission)	Concerns regarding hazardous waste, fire, noise pollution, visual pollution, noise values, visual pollution, house values, congestion, rubbish and health (refer to original submission for full reasons)
Jon Harris	457	1	NH - Natural Hazards	Flood Hazard Overlay	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" (refer to original submission)	The evidence is not robust enough to justify the impact on property rights (refer to original submission for full reasons)
Jon Harris	457	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" (refer to original submission)	Modelling assumptions are too speculative and broad brush, not accurate for individual properties. Modelling does not incorporate draining upgrades completed at property
Jon Harris	457	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" Or "if the council does progress these changes then the hazard mitigation measures that owners have invested in to eliminate or reduce the risk should be considered for each property" (refer to original submission)	Failure to consider risk mitigation in modelling (refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Jon Harris	457	4	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose	Seeks that "proposed changes to reduce property rights including building and subdivision should be deleted" Or "if the council does progress these changes for the flooding hazard, then performance of drainage and whether any flooding actually occurred in the stress test of the winter of 2022 should be considered for each property" (refer to original submission)	The winter of 2022 was the wettest in recorded history. The drainage on the property performed faultlessly. Refer to original submission for full reasons
Jon Harris	457	5	NH - Natural Hazards	Flood Hazard Overlay	Oppose	Seeks that provisions for managing flood hazard are reviewed and amended to be consistent with the approach for managing flood hazard in the operative district plan (inferred - refer to original submission)	The existing measures are suitable, more precise in considering properties on a case-by-case basis, and provide a better balance of environmental protection and land/housing development. The proposed changes make subdivision very difficult.
Jenny Couch and Danny Hughes	458	1a	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Oppose	Seeks that the rule is amended to remove application to category 2 SASMs (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Jenny Couch and Danny Hughes	458	1b	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Seeks that the rule is amended to remove application to category 2 SASMs (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Jenny Couch and Danny Hughes	458	2a	Natural Environment Values	Outstanding Natural Feature - 38 Cheviot Road, Lowry Bay	Oppose	Seeks that 38 Cheviot Rd, Lowry Bay is excluded from the Outstanding Natural Features Overlay	Reasons given not specific to this relief, see original submission
Jenny Couch and Danny Hughes	458	2b	Natural Environment Values	Outstanding Natural Landscape - 38 Cheviot Road, Lowry Bay	Oppose	Seeks that 38 Cheviot Rd, Lowry Bay is excluded from the Outstanding Natural Landscapes Overlay	Reasons given not specific to this relief, see original submission
Jenny Couch and Danny Hughes	458	2c	Natural Environment Values	Coastal Natural Character Area - 38 Cheviot Road, Lowry Bay	Oppose	Seeks that 38 Cheviot Rd, Lowry Bay is excluded from Coastal Natural Character Areas	Reasons given not specific to this relief, see original submission
Jenny Couch and Danny Hughes	458	3	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 38 Cheviot Rd, Lowry Bay	Oppose	Remove Slope Assessment Overlay from 38 Cheviot Road, Lowry Bay	Reasons given not specific to this relief, see original submission
Jenny Couch and Danny Hughes	458	4	Other	SASMs, Outstanding Natural Features and Landscapes, Coastal Natural Character Areas, Slope Assessment Overlay	Oppose	Seeks that more information is provided including in relation to SASMs, Outstanding Natural Features and Landscapes, Coastal Natural Character Areas, Slope Assessment Overlay	Would like more information
Orlando & Franziska Ravera	459	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks site specific assessment to adjust the mapped extents of the Flood Hazard Overlay, and to include notes on individual properties on whether overlay includes existing buildings (inferred - refer to original submission)	Area subject to overlay does not include existing building. Impacts on insurability and premiums. Opposes blanket approach of overlay. (Refer to original submission for full reasons).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Orlando & Franziska Ravera	459	2	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Seeks site specific assessment to adjust the mapped extents of the Slope Assessment Overlay, and to include notes on individual properties on whether overlay includes existing buildings or if engineered solutions have been applied to buildings in overlay (inferred - refer to original submission)	Existing building is on none slope affected areas and where a slope affects the building, engineered designed piling strength has been employed and approved by council. Impacts on insurability and premiums. Opposes blanket approach of overlay. (Refer to original submission for full reasons).
Orlando & Franziska Ravera	459	3	NH - Natural Hazards	NH-P3 (Natural systems and features)	Neutral	Seeks clarification on who is responsible for giving effect to this policy, applicability to slope hazard, and how it is to be achieved on a site-specific basis (inferred - refer to original submission)	What are the implications/what does this entail for the individual property owner and how will that be supported/financed?
Armidale Street Ltd	460	1a	SASM - Sites and Areas of Significance to Māori	All SASMs	Oppose	Seeks that more information is provided in relation to SASMs	Would like more information
Armidale Street Ltd	460	1b	Maps - SASMs	Pito One Precinct (Category 2)	Oppose	Remove Pito One Precinct (Category 2) SASM from 4 & 6 Armidale St, Petone	Reasons given not specific to this relief, see original submission
Waste Management NZ Limited	461	1	Maps - Zoning / Rural	General Rural Zone - 30 Benmore Crescent	Oppose	Seeks that 30 Benmore Crescent (location illustrated by the yellow circle in Figure 1 of submission) be zoned General Industrial instead of the proposed General Rural Zone.	An industrial zone for this site gives effect to the Wellington Regional Policy Statement and National Policy Statement for Urban Development, by providing sufficient development capacity for business land to meet current and future demand. Site does not easily provide for rural activities. Industrial zone would contribute to increased economic growth. Effects can be managed by provisions that are part of the zone rules. (Refer to original submission for full reasons)
Waste Management NZ Limited	461	2a	Maps - Natural and Coastal Hazard Overlays	Flood Overlay - 30 Benmore Crescent	Support in part	Seeks that the flood overlay should be modified to reflect recent modelling undertaken by River Edge Consulting (shown in Figure 2 of the submission).	Considers the flooding overlay should be updated to reflect the most up to date and available information (refer to original submission for full reasons)
Waste Management NZ Limited	461	2b	Maps - Natural and Coastal Hazard Overlays	Multiple Overlays excluding Flood Overlay	Support	Retain all other overlays (noise, liquefaction, faultline hazard area) at 30 Benmore Crescent.	They ensure appropriate activities will be located at the site.
Waste Management NZ Limited	461	3	Maps - Zoning / Moves between categories	Zoning of rail corridor adjacent to 30 Benmore Crescent -KRH-03 (Railway Purposes - Wairarapa Railway) see figure 1 of original submission	Oppose	Seeks the the rail corridor (as shown in figure 1 of original submission) adjacent to 30 Benmore Crescent be zoned General Industrial and opposes Medium Density Zoning.	Rail corridor is regionally significant infrastructure, and this should be recognised by the zone. Inappropriate for the interface between 30 Benmore Crescent and the rail corridor to be Medium Density Residential as this does not reflect the land use of the rail corridor. Residential zoning leads to residential buffer area provisions being applied between the rail corridor and 30 Benmore Crescent. The residential buffer area provisions were designed for residential uses, which the rail corridor is not.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waste Management NZ Limited	461	4	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone at 57-59 Port Road	Support in part	Retain Heavy Industrial Zone at 57-59 Port Road, subject to amendments on definition and activity status for heavy industrial activities being made (inferred, see original submission)	WM operates a hazardous waste facility at this site. The Heavy Industry Zone is appropriate to reflect this use in its wider location subject to the amendments sought in this submission.
Waste Management NZ Limited	461	5	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone at 27 Seaview Road	Support in part	Retain Heavy Industrial Zone at 27 Seaview Road, subject to amendments on definition and activity status for heavy industrial activities being made (inferred, see original submission)	WM operates a transfer station at this site. The Heavy Industry Zone is appropriate to reflect this use in its wider location subject to the amendments sought in this submission.
Waste Management NZ Limited	461	6	Definitions	New definition -Waste management facility	Amend	Add new definition for waste management facility as follows: Waste management facility means a facility used for receiving waste for transfer, minimisation, treatment, disposal, or temporary storage. Includes: • resource recovery parks; • refuse transfer stations; and • recycling. Excludes: • landfills, managed fills and clean fills.	Waste management facilities are a specific activity, distinct from general industry. Adding a definition of waste management facility allows waste management facilities to be managed within the PDP in a non-ambiguous and efficient manner.
Waste Management NZ Limited	461	7	Definitions	Heavy Industrial Activity	Oppose	Amend definition of Heavy Industrial Activity as follows: means: • an offensive trade, • a significant hazardous facility, • an abattoir, • a refinery, • ~~the storage, treatment, or disposal of waste materials, including any waste transfer station or resource recovery park, and~~ • ~~the composting of organic materials, excluding composting undertaken on the site from which the material is sourced, of up to 10m^3 in volume. or~~ ~~any other industrial activity that creates offensive and objectionable noise, dust, or odour, or elevated risks to people's health and safety.~~ and excludes waste management facilities. Seeks that if second half of the definition is not deleted, this should at least be clarified.	The definition will unduly restrict development of waste management infrastructure. WM considers it is more appropriate for waste management facilities to be addressed through separate, specific rules in the plan. The second part of the definition is ambiguous and most of these issues will be covered under the definition of offensive trade. (refer to original submission for full reasons)
Waste Management NZ Limited	461	8	Definitions	Infrastructure	Support in part	Amend the definition of Infrastructure as follows: ~~has the same meaning as in section 2 of the RMA (as set out below)~~ Includes ... l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166; and m. landfills, cleanfills, managed fills and waste management facilities.	Landfills, cleanfills and managed fills and waste management facilities are vital for the functioning of the Wellington Region (and Hutt City) and should be recognised alongside other significant infrastructure.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waste Management NZ Limited	461	9	Definitions	Regionally Significant Infrastructure	Support in part	Amend the definition of Regionally Significant Infrastructure as follows: means regionally significant infrastructure including: h. authority wastewater and stormwater networks and systems, including treatment plants and storage and discharge facilities; ~~and~~ i. the Strategic Transport Network as identified in the Wellington Regional Land Transport Plan 2021~~;~~ j. landfills, cleanfills and managed fills; and k. waste management facilities.	Landfills, cleanfills and managed fills and waste management facilities are vital for the functioning of the Wellington Region (and Hutt City) and should be recognised alongside other significant infrastructure.
Waste Management NZ Limited	461	10	Definitions	Industrial activity	Support in part	Amend definition of Industrial Activity as follows: means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. This includes waste management facilities.	Considers the inclusion of waste management facilities in the definition of industrial activity provides certainty of how these activities should be considered under the plan.
Waste Management NZ Limited	461	11	Definitions	Well-functioning urban environment	Support in part	Amend definition of well-functioning urban environment as follows: means an urban environment that, as a minimum: ... 6. supports reduction in greenhouse gas emissions~~, and~~ 7. are resilient to the likely current and future effects of climate change., and 8. is supported by infrastructure including regionally significant infrastructure.	The elements listed are part of a well functioning urban environment, which requires infrastructure to support the function and growth of Hutt City. This amendment is on the basis that the definition of infrastructure and regionally significant infrastructure is amended to include waste management facilities as per submission point 8 and 9.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waste Management NZ Limited	461	12	Definitions	New definition - managed fill	Oppose (requesting new provision)	Add new definition of managed fill as follows. Facility where managed fill material is accepted for deposit. Managed fill material is: Contaminated soil and other contaminated materials; Natural materials such as clay, gravel, sand, soil, rock; or Inert manufactured materials such as concrete and brick; and That does not contain: More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation). Hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown; Products or materials derived from hazardous waste treatment stabilisation or disposal practices; Materials such as medical and veterinary waste, asbestos, or radioactive substances; Combustible components; or More than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation).	Managed fills are a class of fill site that do not fit into the definition of cleanfill or landfill and therefore should be specifically defined.
Waste Management NZ Limited	461	13	GRUZ - General Rural Zone	GRUZ-R17 (Solid waste transfer stations)	Oppose	Seeks the following amendments: Delete '~~solid waste transfer stations. – Discretionary activity'~~ Add 'waste management facilities and ancillary activities, – Restricted Discretionary activity	Solid waste transfer stations are not defined. This creates ambiguity. Resource recovery parks incorporate waste transfer, but this is by no means their only function or focus. Transfer stations and resource recovery parks are included in the definition of heavy industry (which WM opposes). Heavy industry is noncomplying in the rural zone. The effects of waste management facilities can be appropriately managed via a restricted discretionary activity status as effects can be identified and controlled via matters of discretion (refer to original submission for full reasons)
Waste Management NZ Limited	461	14	GRUZ - General Rural Zone	GRUZ-R16 (Landfills and cleanfills)	Support in part	Amend GRUZ-R16 (Landfills and cleanfills) as follows: Landfills ~~and~~, cleanfills, and managed fills.	The regulation of landfills and clean fills as a discretionary activity is appropriate. Managed fills are a class of landfill between a clean fill and landfill (they do not fall comfortably into either category). Managed fills should be specifically stated in the rule.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waste Management NZ Limited	461	15	GRUZ - General Rural Zone	GRUZ-03 (Built character)	Support in part	Amend GRUZ-O3 (Built character) as follows: a. Either provides for rural activities and low-density residential development or is compatible with the provision of rural activities and residential activities within the zone, ~~and~~ b. Retains open space areas suitable for rural activities, and other activities that have an operational need or functional need for a location with a rural or open space character. and c. Supports a lawfully established activity.	Buildings associated with lawfully established activities should not be restricted. Lawfully established activities do not fall within the definition of rural activity and therefore should be specifically referred to.
Waste Management NZ Limited	461	16	GRUZ - General Rural Zone	GRUZ-P2 (Compatible activities)	Support in part	Amend GRUZ-P2 (Compatible activities as follows: 1. Provide for activities in the General Rural Zone that: a. Are compatible with the rural activities, lawfully established activities, and residential activities within the zone and the adjoining ~~rural and residential~~ zones, urban and rural environment and b. Either: i. Support the rural activities and wellbeing of the community within the zone and surrounding area, ii. Have an operational or functional need to be in a rural area or an area with a low level of development, or iii. are appropriate in the location. 2. Potentially compatible activities include: a. Commercial activities, Child care services, Health care activities, and Community facilities that support the community within the zone and surrounding area, b. Retail of goods grown and produced on the site or in the surrounding area, c. Visitor accommodation, d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas, e. Cleanfill, managed fill and quarrying activities ~~that support rural development~~, and f. Boarding of domestic pets.	Clean fills, managed fills, and landfills require a peri urban location to function most efficiently. They are an activity that can be compatible with its surrounding land uses. They primarily support urban development and growth, not rural development. Landfills generally have a functional need to be located in the rural zone, due to the inappropriateness of an urban location. Clean or managed fill sites have an operational need to locale in the rural zone. For this reason, including reference to “or are appropriate in the location” accommodates activities that do not have to be located on a specific site but do require a rural location. Other activities that serve the urban area, such as waste management facilities may be appropriate in the rural zone, depending on management of effects. Lawfully established activities have a right to continue operating in the rural zone. At a policy level, compatibility of new uses with those lawfully established should be considered to manage reverse sensitivity effects.
Waste Management NZ Limited	461	17	GIZ - General Industrial Zone	GIZ-R4 (Industrial activities, other than heavy industrial activities)	Support	Retain provision as notified.	As industrial / heavy industrial / light industrial zone is the most appropriate place for waste management facilities to locate – these should be permitted activities. This is because the effects can be appropriately managed within an industrial zone and have been zoned for such activities. This submission point is subject to waste management facilities being included in the definition of industrial activity.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waste Management NZ Limited	461	18	GIZ - General Industrial Zone	GIZ-R17.1 (Other activities not otherwise provided for)	Support	Retain provision as notified.	WM requires activities which are ancillary to its other operations. This provides certainty, these activities are also appropriate in the General Industrial Zone.
Waste Management NZ Limited	461	19	LIZ - Light Industrial Zone	LIZ-R4 (Industrial activities, other than heavy industrial activities)	Support	Retain provision as notified.	As industrial / heavy industrial / light industrial zone is the most appropriate place for waste management facilities to locate – these should be permitted activities. This is because the effects can be appropriately managed within an industrial zone and have been zoned for such activities. This submission point is subject to waste management facilities being included in the definition of industrial activity.
Waste Management NZ Limited	461	20	HIZ - Heavy Industrial Zone	HIZ-R4 (Industrial activities, other than heavy industrial activities)	Support	Retain provision as notified.	As industrial / heavy industrial / light industrial zone is the most appropriate place for waste management facilities to locate – these should be permitted activities. This is because the effects can be appropriately managed within an industrial zone and have been zoned for such activities. This submission point is subject to waste management facilities being included in the definition of industrial activity.
Waste Management NZ Limited	461	21	HIZ - Heavy Industrial Zone	HIZ-R17 (Heavy industrial activities)	Oppose	Seeks that heavy industrial activities and ancillary activities are permitted in the Heavy Industrial Zone, rather than restricted discretionary.	As industrial / heavy industrial / light industrial zone is the most appropriate place for waste management facilities to locate – these should be permitted activities. This is because the effects can be appropriately managed within an industrial zone and have been zoned for such activities. This submission point is subject to waste management facilities being included in the definition of industrial activity.
Waste Management NZ Limited	461	22a	GIZ - General Industrial Zone	GIZ-R20 (Activities sensitive to industry, other than residential activities)	Support in part	Amend notification clause as follows: Public notification is required for any application under this rule, unless the applicant can demonstrate exceptional circumstances that mean notification will not provide any benefit to the decision maker and that effects are no more than minor.	There may be situations where mandatory notification would not be effective or add value to the decision making process, such as for isolated sites where effects are limited to the immediately surrounding sites. In this circumstance, limited notification would be more appropriate.
Waste Management NZ Limited	461	22b	GIZ - General Industrial Zone	GIZ-R22 (Integrated retail activities)	Support in part	Amend Notification clause as follows: Public notification is required for any application under this rule, unless the applicant can demonstrate exceptional circumstances that mean notification will not provide any benefit to the decision maker and that effects are no more than minor.	There may be situations where mandatory notification would not be effective or add value to the decision making process, such as for isolated sites where effects are limited to the immediately surrounding sites. In this circumstance, limited notification would be more appropriate.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Waste Management NZ Limited	461	23	GA - General Approach	New General Rule	Amend	Seeks to include the following in the plan: In parts of the Plan an activity falls within the definition of a wider category. For example, waste management facility is within the umbrella of industrial activity. In this Plan, where an activity status is specified for an activity within a broader category, the activity status applying to the specific activity applies.	The addition of this proposed rule aids in interpretation of the Plan and removes ambiguity. For example, in the General Rule chapter, waste management facilities are restricted discretionary (as per WM's proposed amendment), and industrial activities are discretionary. The addition of this general rule clarifies that only the restricted discretionary rule would apply. Regardless of WM's amendment this general rule would remove some ambiguity in interpretation of the Plan as drafted, where Transfer Stations are included in the definition of Heavy Industry (which WM opposes) but also provided with a specific activity status.
Juliette Lister	462	1	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan (refer to original submission)	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Richard Kelly	463	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 10 Bunratty Grove	Oppose in part	Remove property from Flood Hazard Overlay	This is not a high natural hazard area, is not prone to flooding, has never flooded in the 16 years I have owned the property or indeed in recorded or prehistory, this area has never been a flood plain. Water cannot pool in area of identified High Flood Hazard. Refer to original submission for full reasons.
Brett Osborne	464	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 13 Holmes Grove	Support in part	Seeks that the Low and Medium Flood Hazard Overlay is amended by snapping to the road reserve boundary so that they do not extend into 13 Holmes Grove	Would better reflect the relative ground levels where the land within 13 Holmes Grove is elevated above the road reserve and higher than the modelled maximum flood depth during a 1% AEP event. Refer to original submission for full reasons.
Steven Penn & Nicola Cooper	465	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Oppose in part	Remove Slope Assessment Overlay from property (not specified - refer to original submission)	There is no significant slope on the property. There is extensive retaining at the rear of the property and the ground conditions are good The section is constrained in a way that it is not right for subdividing, a slope assessment overlay doesn't reduce risk. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Survey and Spatial New Zealand, Wellington Branch	466	1	THW - Three Waters	THW-R1 (New buildings (excluding accessory buildings) and conversions of existing buildings in an Urban Zone – Connections to the Reticulated Network)	Oppose in part	Seeks that cross-references to the Regional Standard for Water Services 2021 are removed, and that minimum requirements for new connections are specified	The RSWS is not written in a manner that is appropriate to be applied as a permitted standard under the District Plan. Rule is a copy of approach in WCC district plan, however experience is that this is not working, and a plan change is proposed to amend this. Future changes to the RSWS would not be incorporated until a plan change or variation is completed
Survey and Spatial New Zealand, Wellington Branch	466	2	THW - Three Waters	THW-R2 (New buildings (excluding accessory buildings) in an Urban Zone - Hydraulic neutrality)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ~~a. It involves the construction of 1-3 residential units:~~ ~~i. A Wellington Water Limited approved solution for managing volume and rate of stormwater runoff is installed as part of the development;~~ ~~b. For development of four or more residential unit, a retirement village, or a non-residential building:~~ i. Stormwater management measures are incorporated which achieve post development peak stormwater flows which are the same or less than the modelled peak flows for the site before commencement of the development."	The Managing Stormwater Runoff document only provides a limited number of approved solutions. However, there are other options to achieve hydraulic neutrality. The permitted standard should not be limited to the pre-approved detention systems.
Survey and Spatial New Zealand, Wellington Branch	466	3	THW - Three Waters	THW-R3 (New buildings (excluding accessory buildings) in an Urban Zone – Water Sensitive Design)	Oppose in part	Amend the matters of discretion as follows: "Matters of discretion are: ~~1. The relevant sections of the Wellington Water Regional Standard for Water Services, v3.0, December 2021 and Wellington Water Limited's Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019;~~ 2. The relevant matters in THW-P4: Water sensitive design; 3. The design, location, efficiency and effectiveness of water sensitive design methods; 4. The ~~ownership,~~ maintenance and operation arrangements for the water sensitive design methods from the site; ~~5. The inclusion of stormwater retention to reduce, as far as reasonably practicable, the increase in stormwater runoff volume post development;~~ ..."	The difficulty with the rules is the requirement to use the Wellington Water Limited's Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019. This document is aimed at larger greenfield subdivision developments and is not suitable for infill multi-unit developments.
Survey and Spatial New Zealand, Wellington Branch	466	4	SUB - Subdivision	SUB-S4 (Water supply)	Oppose in part	Seeks that cross-references in sub-clause 1(a) to the Regional Standard for Water Services 2021 are removed, and that maxmimum and minimum water pressure requirements for the point of supply are specified	Prefers that the specific requirements are transferred to the District Plan, rather than incorporated by reference

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Survey and Spatial New Zealand, Wellington Branch	466	5	SUB - Subdivision	SUB-S5 (Wastewater disposal)	Oppose in part	Seeks that cross-references to the Regional Standard for Water Services 2021 are removed, and that minimum requirements for a wastewater connection are specified	Prefers that the specific requirements are rationalised and transferred to the District Plan, rather than a whole section of the RSWS incorporated by reference. Many of the 'level of service' items listed in the RSWS are not appropriate to be standards for a District Plan.
Survey and Spatial New Zealand, Wellington Branch	466	6	SUB - Subdivision	SUB-S6 (Stormwater management)	Oppose in part	Seeks that cross-references to the Regional Standard for Water Services 2021 are removed, and that minimum requirements for a stomrwater connection are specified	Prefers that the specific requirements are rationalised and transferred to the District Plan, rather than a whole section or Table of the RSWS incorporated by reference. Table 4.1 of the RSWS provides a design level of service of the 10% AEP. However, Tables 4.2 & 4.3 evaluate floor levels and the flood depths/flows in public areas, and are not relevant to the provision of a stormwater connection for a lot.
Marcel Wadek	467	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Place occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	The PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety.
Z Energy Limited	468	1a	Maps - Zoning / Commercial and Industrial	Light Industrial Zone - 453 Hutt Road	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	1b	Maps - Energy, Infrastructure, and Transport Overlays	Highway and Railway Noise Overlay - 453 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	1c	Maps - Natural and Coastal Hazard Overlays	Fault Location Area - 453 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	1d	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 453 Hutt Road	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2a	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2b	Maps - Other	Industrial Main Through Route Frontage Overlay - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2c	Maps - SASMs	Waiwhetū Pā (category 2) - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	2d	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2e	Maps - Other	Hazardous Substances Risk Management Overlay - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2f	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2g	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	2h	Maps - Designations	KRH-02 - 55-59 Seaview Road (Z Seaview Terminal)	Support	Retain designation as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3a	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3b	Maps - Other	Industrial Main Through Route Frontage Overlay - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3c	Maps - SASMs	Waiwhetū Pā (category 2) - 55-59 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3d	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3e	Maps - Other	Hazardous Substances Risk Management Overlay - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3f	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3g	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	3h	Maps - Designations	KRH-02 - 59 Seaview Road (Caltex Seaview Truck Stop)	Support	Retain designation as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	4a	Maps - Zoning / Commercial and Industrial	Heavy Industrial Zone - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	4b	Maps - Other	Industrial Main Through Route Frontage Overlay - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	4c	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Hazard Overlay - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	4d	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	4e	Maps - Other	Hazardous Substances Risk Management Overlay - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	4f	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	4g	Maps - Natural and Coastal Hazard Overlays	Tsunami Hazard Overlay - 58 Seaview Road (Z Seaview Truck Stop)	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5a	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 11 Seaview Road	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5b	Maps - Other	Industrial Main Through Route Frontage Overlay - 11 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5c	Maps - SASMs	Waiwhetū Pā (category 2) - 11 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5d	Maps - Natural and Coastal Hazard Overlays	Medium Coastal Inundation Overlay - 11 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5e	Maps - Natural and Coastal Hazard Overlays	High Flood Hazard Overlay - 11 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5f	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 11 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	5g	Maps - Natural and Coastal Hazard Overlays	High Tsunami Hazard Overlay - 11 Seaview Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6a	Maps - Zoning / Commercial and Industrial	Metropolitan Centre Zone - 60 Hutt Road	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6b	Maps - Other	Jackson Street Character Transition Precinct - 60 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6c	Maps - Other	Active Street Frontage Overlay - 60 Hutt Road	Oppose in part	Seeks that the Active Street Frontage - Active Frontage C is removed from the southern side of Hutt Road between The Esplanade and Jackson Street	The property and surrounding properties on the same frontage, are occupied with activities with car parking on the frontage. None of these properties meet the requirements of the Active Frontage C provisions, and significant redevelopment would be required to site layouts to the extent that compliance is achieved

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	6d	Maps - SASMs	Pito One Precinct (Category 2) - 60 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6e	Maps - Energy, Infrastructure, and Transport Overlays	Highway and Railway Noise Overlay - 60 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6f	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay - 60 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6g	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 60 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	6h	Maps - Natural and Coastal Hazard Overlays	Low Tsunami Hazard Overlay - 60 Hutt Road	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	7a	Maps - Zoning / Commercial and Industrial	City Centre Zone - 555 High Street	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	7b	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay - 555 High Street	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	7c	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 555 High Street	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	7d	Maps - Other	Active Street Frontage Overlay - 555 High Street	Oppose in part	Remove the overlay from 555 High Street	The intent of the overlay is identified as protecting frontages as attractive, pedestrian-focussed environments. This is at odds for existing, well-established use of the site as a service station. Location at edge of town, is not an area with traditional street frontages Layout of service station is dictated by vehicle-orientated function Service stations will never be able to comply with provisions for overlay. Refer to original submission for full reasons.
Z Energy Limited	468	8a	Maps - Zoning / Commercial and Industrial	Local Centre Zone - 834 High Street	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	8b	Maps - Other	Active Street Frontage Overlay - 834 High Street	Oppose in part	Remove the overlay from 834 High Street	The requirements for Active Frontage B include no vehicle crossings, and provision of sheltered pedestrian environments. Site is a single frontage, so no alternative way to access to site. The function of service stations do not enable the provision for verandahs. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	9a	Maps - Zoning / Commercial and Industrial	General Industrial Zone - 30 Hollands Crescent	Support	Retain zoning as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	9b	Maps - Natural and Coastal Hazard Overlays	Low Flood Hazard Overlay - 30 Hollands Crescent	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	9c	Maps - Natural and Coastal Hazard Overlays	Liquefaction Hazard Overlay - 30 Hollands Crescent	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	9d	Maps - Other	Industrial Main Through Route Frontage Overlay - 30 Hollands Crescent	Support	Retain overlay as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10a	Definitions	Accessory building	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10b	Definitions	Activity sensitive to hazardous substance risks	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10c	Definitions	Activity sensitive to light	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10d	Definitions	Activity sensitive to noise	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10e	Definitions	Activity sensitive to privacy intrusion	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10f	Definitions	Addition	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10g	Definitions	Alteration	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10h	Definitions	Ancillary activity	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10i	Definitions	Ancillary building	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10j	Definitions	Best practicable option	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10k	Definitions	Building	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10l	Definitions	Building coverage	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10m	Definitions	Building footprint	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10n	Definitions	Carparking	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10o	Definitions	Commercial activity	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10p	Definitions	Construction activity	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10q	Definitions	Sensitive activities	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission

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Z Energy Limited	468	10r	Definitions	Sign	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10s	Definitions	Structure	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	10t	Definitions	Transport facilities	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	11	Definitions	Activity sensitive to industry	Oppose in part	Amend definitinon as follows: "means a: 1. residential activity, or 2. retirement village, or 3. supported residential care facility, or 4. marae, or 5. healthcare activity, or ~~6. community facility, or~~ 7. custodial corrections facility, or 8. visitor accommodation activity~~, or~~ ~~9. place of assembly~~. or, Delete if definition unused in PDP	Term not currently used in PDP, however could be retained and used to manage land compatibility issues between industrial zones and zones used for more sensitive activities. It is not uncommon to see 'community facilities' and 'places of assembly' in or adjacent to industrial areas. These activities often occur outside standard working hours, and so do not necessarily result in a direct conflict. Refer to original submission for full reasons
Z Energy Limited	468	12	Definitions	Drive-through activity	Support	Retain definition as notified	The definition is appropriate, including the exclusion of service stations as it is separately defined.
Z Energy Limited	468	13	Definitions	Earthworks	Oppose in part	Amend definition as follows: "means the ~~alteration or disturbance~~ modification 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); but excludes land disturbance, minor earthworks, gardening, cultivation, and disturbance of land for the installation of fence posts."	The PDP deliberately manages activities differently depending on whether it is "earthworks", "land disturbance" or "minor earthworks". However, the "earthworks" and "land disturbance" definitions are confusing as they both mean the "the alteration or disturbance of land…" and as a consequence any land disturbance may also be earthworks. Amendments suggested to differentiate term from the "land disturbance" and "minor earthworks" definitions. Refer to original submission for full reasons and examples.
Z Energy Limited	468	14	Definitions	Land disturbance	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	15	Definitions	Minor earthworks	Oppose in part	Amend definition as follows: "means earthworks for the purposes of piling, trenching, geotechnical investigations, contaminated land investigations, interments within existing cemeteries or urupā, soakpits, stormwater detention tanks, rainwater tanks, wastewater mitigation tanks, and the replacement or removal of underground petroleum storage systems and stormwater treatment devices."	The PDP deliberately manages activities differently depending on whether it is "earthworks", "land disturbance" or "minor earthworks". However, the "earthworks" and "land disturbance" definitions are confusing as they both mean the "the alteration or disturbance of land…" and as a consequence any land disturbance may also be earthworks. Amendments suggested to differentiate term from the "land disturbance" and "earthworks" definitions. Refer to original submission for full reasons and examples.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	16	Definitions	Existing activities	Oppose	Delete definition	The definition is unnecessary and potentially cuts across the interpretation of existing use rights under section 10 RMA. If there are any specific rules that rely on the existence of the activity as of 25 February 2025, the appropriate place to address that would be in the rule itself.
Z Energy Limited	468	17	Definitions	High trip generating activity	Oppose in part	Amend definition as follows: "means: ~~a. a service station,~~ ~~b. a drive-through activity, or~~ ~~c.~~ any ~~other~~ activity which exceeds a threshold in TR-Table 8 High trip generating activity thresholds, including when assessed cumulatively with all other activities with which on-site motor vehicle access spaces are shared."	Not appropriate to single out a particular activity as a high-trip generating activity - this is not an effects based approach. Inclusion in definition suggests any changes to an existing change, irrespective of nature of change or traffic generated, would be a high trip generating activity. Refer to original submission for full reasons and examples
Z Energy Limited	468	18	Definitions	Minor building / minor structure	Oppose	Delete definition	The definition of minor building / minor structure refers to meeting the relevant conditions for that rule. That approach is opposed. Definitions should provide clarity, certainty and consistency. If a minor building is different depending on the rule that applies to it, that's not a useful definition.
Z Energy Limited	468	19	Definitions	Reverse sensitivity	Oppose in part	Amend to replace the definition with the following: "means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the existing activity. 'Development' and 'upgrading' of an existing activity in this definition are limited to where the effects are the same or similar in character, intensity, and scale to those which existed before the development or upgrade."	Very difficult to read due to its structure, length and complexity Several clauses are unclear and/or require a high degree of discretion / assessment Some of the clauses seem to rely on the concept of "reverse sensitivity" itself, making the definition circular Clause (11) introduces further ambiguity as it enables the consideration of "all other relevant matters" not specified Commentary on civil rights not relevant to district plan provisions Refer to original submission for full reasons and examples
Z Energy Limited	468	20	Definitions	New definition - Outdoor storage areas	Oppose (requesting new provision)	Add a definition for "Outdoor storage areas", and Amend all existing references in the remainder of the PDP from "outdoor storage and works areas" to refer to "outdoor storage areas" instead	Several zones propose outdoor storage and work areas rules and without a definition, it is currently unclear what would be considered as such. Additionally, "new generation" district plan rules also only relate to "outdoor storage areas" so it is unclear what is considered and "works areas" and the need to manage them.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	21	Definitions	Service station	Support in part	Amend definition as follows: "means a commercial activity of the refuelling, refilling, cleaning, pressurising of tyres, or fitting of end user-replaceable parts (e.g. wiper blades) to motor vehicles, or the retail sale of fuels and oils (other than in sealed containers) and/or the charging of electric vehicles. An electric vehicle charging station is not, in itself, a service station."	The definition is generally appropriate; however, it lacks reference to electric vehicle (EV) charging which is a service that is increasingly being provided as part of service station activities. Seeks clarification from the Council that, if an EV facility were proposed at an existing service station site, the facility would fall to be part of the service station activity
Z Energy Limited	468	22	Definitions	Servicing	Oppose in part	Amend definition as follows: "means deliveries to and collections from a site, including of products, supplies, raw materials, refuse, mail, and packages~~, and includes any movements of heavy motor vehicles~~."	"Any" heavy vehicle movements would encompass customers visiting sites to refuel. Refer to original submission for full reasons
Z Energy Limited	468	23	NOISE - Noise	NOISE-P3 (Reverse sensitivity)	Support in part	Amend policy as follows: "Require sound insulation where practical for activities sensitive to noise: 1. Near the rail network, 2. Near major highways, including State Highways, and 3. Within or adjoining zones that anticipate higher levels of noise."	Intent of policy is supported, however reverse sensitivity effects can also be generated by development of noise sensitive activities on land adjoining zones that anticipate higher levels of noise. Refer to original submission for full reasons and examples
Z Energy Limited	468	24	NOISE - Noise	New standard - NOISE-S9 (Acoustic insulation and ventilation for activities sensitive to noise on sites adjoining or opposite to Industrial Zones), NOISE-R8 (New buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise)	Multiple	Add a new standard (NOISE-S9) specifying acoustic ventilation and insulation requirements for activities senstive to noise on sites adjoining or opposite Industrial Zones, and Amend NOISE-R8 to include resource consent requirements for activities primarily in residential zones which do not comply with NOISE-S9 Refer to original submission (pp.11-12) for full details of requested relief.	In relation to managing compatibility between sensitive and less sensitive activities, the PDP as notified places an inequitable onus for mitigation to be achieved by the activity generating the nuisance. Rules create reverse sensitivity effect by controlling noise and servicing near residential boundaries, while providing for residential intensification with no comparable requirement to include noise attenuation in new residential development. Refer to original submission for full reasons.
Z Energy Limited	468	25	NOISE - Noise	NOISE-S7 (Acoustic insulation and ventilation for activities sensitive to noise in certain high noise zones)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	26	NOISE - Noise	NOISE-S8 (Acoustic insulation and ventilation for activities sensitive to noise in certain moderate noise zones)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	27	LIZ - Light Industrial Zone	LIZ-O1 (Purpose of the zone)	Support in part	Amend objective as follows: "The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as commercial, community, or government activities that do not compromise the efficiency and functionality of the zone for light industrial activities ~~are not appropriately located in commercial centres~~. The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this."	The primary objective of the LIZ should focus on the purpose and intent of the LIZ itself. As currently worded suggests it is a default zone for activities that cannot locate elsewhere and may suggest the need for assessing alternatives to justify why activities could not locate elsewhere. Refer to submission for full reasons.
Z Energy Limited	468	28	LIZ - Light Industrial Zone	LIZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "The Light Industrial Zone: ... 3. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of the light industrial zone ~~commercial centres~~, and c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities. 4. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, and b. Do not result in reverse sensitivity effects that may constrain the establishment and operation of light industrial and research activities. ~~undermine the role of commercial centres~~, and c. Are of a nature and scale that does not undermine the hierarchy of centres. ~~One or more of the following:~~ ~~i. Have a functional need or operational need to locate in an Industrial Zone, or~~ ~~ii. Have significant co-location benefits when located in the area, or~~ ~~iii. Are a commercial activity that is compatible with the light industrial zone not suited to being in a commercial centre, or~~ ~~iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or~~	The objective should be focused on activities supporting the role and purpose of the Light Industrial Zone. Emphasis on centres hierarchy, provides for activities which are incompatible with zone provided the role of commercial zones is protected. Suggests assessment of alternative options and sites in other zones will be required and could then be used as justification for an activity that compromises other Light Industry activities
Z Energy Limited	468	29	LIZ - Light Industrial Zone	LIZ-O4 (Planned character and planned urban built environment of the zone)	Support	Retain objective as notified	The objective is appropriate, particularly regarding the balancing of planned character with the functional and operational needs of primary activities in the zone.
Z Energy Limited	468	30	LIZ - Light Industrial Zone	LIZ-O5 (Character – main through routes)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	31	LIZ - Light Industrial Zone	LIZ-O6 (Adverse effects)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	32	LIZ - Light Industrial Zone	LIZ-P2 (Residential activities and other activities sensitive to industry)	Support in part	Amend policy as follows: "1. Provide for ~~Avoid~~ new residential activities unless ~~where~~ they ~~are~~: a. Are ~~A~~ancillary to or associated with an industrial activity, research activity, or emergency facility, or b. Create a more efficient use of an existing residential activity, and 2. Provide for ~~Avoid~~ other new activities sensitive to industry unless ~~where~~ they ~~are~~: a. Primarily serve the immediate area within the zone, or b. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre, or c. Have appreciable co-location benefits in the Light Industrial Zone in particular. 3. Recognise that residential activities and other activities sensitive to industry are not primary uses in the zone and that amenity values in the zone are governed primarily by industrial needs. 4. Where these activities are not avoided they are ~~M~~managed ~~residential activities and other activities sensitive to industry~~ to ~~mitigate avoid~~ reverse sensitivity effects for industry."	Commercial activities more likely to be compatible in a Light Industry zone than residential activities. The balance between LIZ-P2 and LIZ-P4 should be reversed so that the presumption is that residential activities are avoided unless certain circumstances exist, and commercial activities are provided for where adverse effects, including reverse sensitivity effects, can be appropriately managed. Wording of policy is not consistent with activity status in rules.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	33	LIZ - Light Industrial Zone	LIZ-P4 (Other potentially incompatible activities)	Support in part	Amend policy as follows: "~~Avoid~~ Provide for commercial and community activities where ~~unless~~ they: 1. Are ancillary to a permitted activity and support the purpose of the zone, or ~~2. Primarily serve the immediate area within the zone, or~~ 3. Have ~~similar~~ adverse effects and requirements of a nature and scale that is compatible with the ~~to industrial activities that mean they are located in a~~ Light Industrial Zone ~~than in a commercial centre~~ (for example, vehicle-oriented businesses, trade supply retail activities and yard-based retail activities), or 4. ~~Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)~~ Are of a nature and scale that does not undermine the hierarchy of Centres, or 5. Have appreciable co-location benefits with existing industrial activities or research activities in an Industrial Zone; and. 6. ~~When these activities are not avoided, they are~~ Are managed to avoid significant reverse sensitivity issues for industry.	The balance between LIZ-P2 and LIZ-P4 should be reversed so that the presumption is that residential activities are avoided unless certain circumstances exist (rather than provided for), and commercial activities are provided for where adverse effects, including reverse sensitivity effects, can be appropriately managed. Commercial activities more likely to be compatible in a Light Industry zone than residential activities.
Z Energy Limited	468	34	LIZ - Light Industrial Zone	LIZ-P5 (Existing activities)	Support in part	Amend policy as follows: "Provide for the ongoing operation and maintenance of existing activities while managing their development to support the intended purpose and character of the zone."	The policy intent is appropriate, specific recognition should be provided for ongoing maintenance of existing activities, in the context that 'development' will otherwise be managed.
Z Energy Limited	468	35	LIZ - Light Industrial Zone	LIZ-P6 (Role in network of commercial and industrial areas)	Support in part	Amend policy as follows: "Recognise Light Industrial areas as providing for commercial activities that are ancillary to industrial activities or are of a nature and scale that does not undermine the hierarchy of Centres ~~not well suited in commercial centres because of their adverse effects, or co-location benefits with industrial or research activities, or inherent less efficient use of land~~."	The suitability of a commercial activity proposed for a commercial centre should be addressed in the policy framework for Commercial Centres. Inappropriate to require an activity in LIZ to consider whether or not it is suitable for a commercial location. The centres hierarchy approach is adequately addressed in LIZ-P7 and does not need to be repeated in LIZ-P6
Z Energy Limited	468	36	LIZ - Light Industrial Zone	LIZ-P9 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	Supports the seeking of good urban design outcomes in the zone but considers that the functional and operational needs of activities, particularly in an industrial zone, are recognised. Functional and operational needs are referenced in LIZ-O4, and should be included in the policy which implements it.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	37	LIZ - Light Industrial Zone	LIZ-P10 (Urban design outcomes (other than industrial activities and research activities))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..." "The outcomes are: .... ~~6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.~~"	Specific recognition should be provided for the functional and operational needs of industrial activities, in balancing urban design aspirations Outcome 6 is completely out of context with the generally lower amenity expectations for a light industrial zone.
Z Energy Limited	468	38	LIZ - Light Industrial Zone	LIZ-P11 (Urban design outcomes (exclusions))	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	39	LIZ - Light Industrial Zone	LIZ-P12 (Managing adverse effects at zone interfaces)	Support in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.	Supports the intent of this policy but amendments are required in relation to the managing effects on the Mixed Use Zone, per its reasoning in its submission on LIZ-R23 and LIZ-R24
Z Energy Limited	468	40	LIZ - Light Industrial Zone	LIZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified	Supports permitted activity status with no conditions
Z Energy Limited	468	41	LIZ - Light Industrial Zone	LIZ-R2 (Demolition or removal of buildings and structures)	Support	Retain rule as notified	Supports permitted activity status with no conditions

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	42	LIZ - Light Industrial Zone	LIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. Compliance is achieved with: ... iv. LIZ-S4: Overlooking – Adjoining zones, and v. LIZ-S5: Landscaping and screening, ~~and~~ ~~b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules LIZ-R4 through LIZ-R17.~~ Except that: a. LIZ-S1, LIZ-S2, LIZ-S3 and LIZ-S5 do not apply to alterations to existing buildings and structures. b. LIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2." OR Amend the rule so that clause (1) does not apply to service stations.	The need for an alteration in an Industrial zone to comply with these standards is unclear Unclear what clause 1(b) is necessary, considering urban design outcomes are a matter of discretion for all restricted discretionary activities in zone Would be onerous to require small buildings and structures to comply with LIZ-S5
Z Energy Limited	468	43	LIZ - Light Industrial Zone	LIZ-R12 (Service stations, including ancillary retail activities)	Support in part	Retain rule as notified	Supports permitted activity status
Z Energy Limited	468	44	LIZ - Light Industrial Zone	LIZ-R18 (Residential activities)	Support in part	Amend rule as follows: "1. Activity status: Restricted discretionary Where: a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and b. Residential activities and other sensitive activities account for no more than 15% ~~50%~~ of the gross floor area of all buildings on site."	Not opposed to provision being made for ancillary residential activities in the LIZ, however 50% is not ancillary. Residential activities should generally be discouraged in the LIZ. Lower threshold does not preclude applications for additional residential activity
Z Energy Limited	468	45	LIZ - Light Industrial Zone	LIZ-R19 (Activities sensitive to industry, other than residential activities)	Support in part	Amend rule as follows: 1. Activity status: Restricted discretionary Where: a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and b. Residential activities and other activities sensitive to industry account for no more than 15% ~~50%~~ of the gross floor area of all buildings on site."	Refer to reasons given for submission point 468.44

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	46	LIZ - Light Industrial Zone	LIZ-R23 (Outdoor storage and work areas)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. Compliance is achieved with ~~LIZ-S5: Landscaping~~ LIZ-S5.1 and LIZ-S5.3. ... Matters of discretion are restricted to: ... 4. The functional and operational needs of the activity."	The Mixed Use Zone (referenced in clause 1(a)) permits many activities that are not sensitive to industry On-site screening may not be able to screen view from upper levels Screening 1.8m high or along site frontages may not be necessary in relation to non-sensitive activities or appropriate in relation to requirements of a service station Screening of outdoor storage in clause 1(a) of rule contradicts requirements in clause 2 of LIS-S5 Refer to original submission for full reasons
Z Energy Limited	468	47	LIZ - Light Industrial Zone	LIZ-24 (Servicing)	Oppose in part	Amend clause (1) so that it does not apply to service stations OR Amend policy as follows: "1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where a site used for an activity sensitive to noise), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or b. The servicing occurs only between 7:00am and 10:00pm. ... Matters of discretion are restricted to: 1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with LIZ- R24.1. ..."	In conjunction with broad definition of "servicing", rule would treat and occasional delivery the same as a regular delivery. Both permitted pathways are onerous; a 40m setback requirement is significant; and activities in industrial areas often need to operate late or 24/7 Unclear how rule would apply to established activities Mixed Use Zone permits many activities which are not sensitive to industry Contrary to zone's purpose. More appropriate for servicing / operational matters to be addressed in policy framework / matters of discretion. Refer to original submission for full reasons
Z Energy Limited	468	48	LIZ - Light Industrial Zone	LIZ-S5 (Landscaping and screening)	Oppose in part	Seeks that the standard is amended so that it does not apply to service stations	Requiring a 3 m landscape buffer to internal boundaries could be particularly onerous for many activities anticipated in the zone, particularly on smaller sites, and therefore contrary to the zone's purpose

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	49	GIZ - General Industrial Zone	GIZ-O1 (Purpose of the zone)	Support in part	Amend the objective as follows: "...The Zone also provides for other compatible activities that that support this role and do not compromise the efficiency and functionality of the zone for general industrial activities. ~~or do not interfere with the primary purpose, including commercial activities that are not appropriately located outside industrial areas because of their effects on amenity values or colocation benefits with industrial and research activities.~~"	The primary objective of the GIZ should focus on the purpose and intent of the GIZ itself. As currently worded suggests it is a default zone for commercial activities generating amenity effects on zones other than GIZ. Refer to submission for full reasons.
Z Energy Limited	468	50	GIZ - General Industrial Zone	GIZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "... 3. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, d. Do not undermine the role of the general industrial zone ~~commercial centres~~, and e. Support the industrial activities and research activities in the zone, including the needs of workers at those activities. 4. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, d. Are of a nature and scale that does ~~Do~~ not undermine the ~~role of~~ commercial centres hierarchy, ~~and~~	Intent of objective is supported, however is not clear what a "reasonable" reverse sensitivity effect, the concept of only managing unreasonable reverse sensitivity effects is opposed. Should focus on role and purpose of zone. Current wording suggests assessment of alternative options and sites in other zones will be required and could then be used as justification for an activity that compromises other GIZ activities
Z Energy Limited	468	51	GIZ - General Industrial Zone	GIZ-O3 (Provision of industrial spaces)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	52	GIZ - General Industrial Zone	GIZ-O4 (Planned character and planned urban built environment of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	53	GIZ - General Industrial Zone	GIZ-O6 (Adverse effects)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	54	GIZ - General Industrial Zone	GIZ-P2 (Residential activities and other activities sensitive to industry)	Support in part	Amend policy as follows: "Avoid new residential activities and other activities sensitive to industry unless they are: ... 3. Managed to avoid ~~minimise~~ reverse sensitivity effects for industry, including existing heavy industry."	Intent of policy is supported, with requested amendment
Z Energy Limited	468	55	GIZ - General Industrial Zone	GIZ-P4 (Other potentially incompatible activities)	Support in part	Amend policy as follows: Avoid commercial and community activities unless they: 1. Are ancillary to a permitted activity and support the purpose of the zone, or ~~2. Primarily serve the immediate area within the zone, or~~ 3. Have ~~similar~~ adverse effects and requirements of a nature and scale that is compatible with the General ~~to industrial activities that mean they are better located in an~~ Industrial Zone ~~than anywhere else~~ (for example, trade supply retail activities and yard-based retail activities), or 4. ~~Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)~~ Are of a nature and scale that does not undermine the hierarchy of Centres, or 5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone. When these activities are not avoided, they are managed to avoid ~~significant~~ reverse sensitivity issues for industry, including heavy industry that is an existing activity."	Policy should focus on activities supporting the role and purpose of the GIZ. Provides for potentially incompatible activities provided the role of commercial centres is protected. Suggests assessment of alternative options and sites in other zones will be required and could then be used as justification for an activity that compromises other GIZ activities
Z Energy Limited	468	56	GIZ - General Industrial Zone	GIZ-P5 (Existing activities)	Support in part	Amend policy as follows: "Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone in a manner that minimises land use compatibility and reverse sensitivity effects."	Intent of policy is supported, however should be qualified to ensure the expectation associated with any 'redevelopment' is to improve compatibility with the GIZ

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	57	GIZ - General Industrial Zone	GIZ-P6 (Role in network of commercial and industrial areas)	Support in part	Amend policy as follows: "Recognise General Industrial areas as providing for commercial activities that are ancillary to industrial activities or are of a nature an scale that does compromise the role and purpose of the General Industrial Zone ~~can only effectively locate in Industrial areas because of their adverse effects, or co-location benefits with industrial and research activities~~."	The policy should focus on the suitability of activities for the GIZ. The current wording suggests the GIZ will be a default location for activities that have not been able to find a suitable site in other locations, without necessarily ensuring the activity proposed will not compromise the role and purpose of the GIZ itself.
Z Energy Limited	468	58	GIZ - General Industrial Zone	GIZ-P9 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend policy as follows: "...Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	Supports the seeking of good urban design outcomes in the zone but considers that the functional and operational needs of activities, particularly in an industrial zone, are recognised. Functional and operational needs are referenced in GIZ-O4, and should be included in the policy which implements it.
Z Energy Limited	468	59	GIZ - General Industrial Zone	GIZ-P10 (Urban design outcomes (other than industrial activities and research activities))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..." "The outcomes are: .... ~~6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.~~"	Specific recognition should be provided for the functional and operational needs of industrial activities, in balancing urban design aspirations Outcome 6 is completely out of context with the generally lower amenity expectations for a light industrial zone.
Z Energy Limited	468	60	GIZ - General Industrial Zone	GIZ-P12 (Managing adverse effects at zone interfaces)	Oppose in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	Supports intent of policy. Mixed Use Zones permits many activities which are not defined as sensitive to industry. The zone also has catch-all rules which provide a permitted pathway for activities not otherwise provided.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	61	GIZ - General Industrial Zone	GIZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	62	GIZ - General Industrial Zone	GIZ-R2 (Demolition or removal of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	63	GIZ - General Industrial Zone	GIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. Compliance is achieved with: ... iv. GIZ-S4: Overlooking – Adjoining zones, and v. GIZ-S5: Landscaping and screening~~, and~~ ~~b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity.~~ Except that: a. GIZ-S1, GIZ-S2, GIZ-S3 and GIZ-S5 do not apply to alterations to existing buildings and structures. b. GIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2." OR Amend the rule so that clause (1) does not apply to service stations.	For reasons which are similar to those given in submission point 468.42
Z Energy Limited	468	64	GIZ - General Industrial Zone	GIZ-R12 (Service stations, including ancillary retail activities)	Support in part	Retain rule as notified	Supports permitted activity status

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	65	GIZ - General Industrial Zone	GIZ-R23 (Outdoor storage and work areas)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. Compliance is achieved with ~~LIZ-S5: Landscaping~~ GIZ-S5.1 and GIZ-S5.3.... Matters of discretion are restricted to: .. 4. The functional and operational needs of the activity. 5. Site constraints that affect the activity's ability to comply with GIZ-R23.1."	For reasons which are similar to those given in submission point 468.46
Z Energy Limited	468	66	GIZ - General Industrial Zone	GIZ-R24 (Servicing)	Oppose in part	Amend clause (1) so that it does not apply to service stations OR Amend policy as follows: "1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where a site used for an activity sensitive to noise), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or b. The servicing occurs only between 7:00am and 10:00pm. ... Matters of discretion are restricted to: 1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with GIZ- R24.1. ..."	For reasons which are similar to those given in submission point 468.47
Z Energy Limited	468	67	GIZ - General Industrial Zone	GIZ-S5 (Landscaping and screening)	Oppose in part	Seeks that the standard is amended so that it does not apply to service stations	For reasons which are similar to those given in submission point 468.48

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	68	HIZ - Heavy Industrial Zone	HIZ-O1 (Purpose of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	69	HIZ - Heavy Industrial Zone	HIZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "1. Primarily provides for industrial activities and research activities, 2. Is supported by other activities that: ... c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, and 3. Provides for other activities that: ... c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities.	Intent of objective is supported, however is not clear what a "reasonable" reverse sensitivity effect. All reverse sensitivity effects should be avoided, as limited locations for heavy industry to occur. Unclear on the difference between " other activities" that support HIZ (clause 2), and "other activities" that are provided for in the HIZ (clause 3). Refer to original submission for full reasons.
Z Energy Limited	468	70	HIZ - Heavy Industrial Zone	HIZ-O4 (Planned character and planned urban built environment of the zone)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	71	HIZ - Heavy Industrial Zone	HIZ-O6 (Adverse effects)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	72	HIZ - Heavy Industrial Zone	HIZ-P2 (Residential activities and other activities sensitive to industry)	Oppose in part	Amend policy as follows: "Do not allow residential activities and other activities sensitive to industry unless: 1. They are ancillary to and critical to the functioning of an industrial activity, research activity, or emergency facility, which itself is an existing activity or has a functional need or operational need to be located in the Heavy Industrial Zone, and 2. They are managed to avoid ~~significant~~ reverse sensitivity effects ~~issues~~ that constrain the use of ~~for~~ industry, including heavy industr~~y~~ial activities."	Policy provides a pathway for residential activities to occur in the Heavy Industry Zone. It is unclear what significant reverse sensitivity issues are in this context. This wording is also inconsistent with the introduction of this chapter which states the need for other activities to 'avoid reverse sensitivity effects' (no reference to significant).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	73	HIZ - Heavy Industrial Zone	HIZ-P3 (Other incompatible or potentially incompatible activities)	Support in part	Amend policy as follows: "Avoid activities other than industrial activities or research activities unless they: ... 6. Avoid reverse sensitivity effects that constrain the use of industry, including heavy industrial activities. ~~When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.~~"	Policy is not sufficiently directive regarding the need to avoid reverse sensitivity effects. Changes are sought to ensure that there is a clear directive to for other activities to avoid reverse sensitivity effects that constrain the use of heavy industrial activities.
Z Energy Limited	468	74	HIZ - Heavy Industrial Zone	HIZ-P5 (Role in network of commercial and industrial areas)	Oppose	Delete policy	HIZ land is a scarce resource and should only be available for activities that are compatible with the industrial uses the zone is intended to provide for. The inability to find an available site for an activity in an alternative zone is irrelevant.
Z Energy Limited	468	75	HIZ - Heavy Industrial Zone	HIZ-P6 (Support of centres hierarchy)	Oppose	Delete policy	Policy is unnecessary, a commercial activity of a scale that could undermine the purpose, vitality or vibrancy of the City Centre, Metropolitan or Local Centre Zone, will also be inherently inconsistent with the integrity of the Heavy Industry Zone. Focus should be on enabling activities appropriate to the HIZ. Refer to original submission for full reasons.
Z Energy Limited	468	76	HIZ - Heavy Industrial Zone	HIZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend policy as follows: "...Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	For reasons which are similar to those given for submission point 468.36
Z Energy Limited	468	77	HIZ - Heavy Industrial Zone	HIZ-P9 (Urban design outcomes (other than industrial activities and research activities))	Support in part	Amend policy as follows: "...Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical...."	For reasons which are similar to those given for submission point 468.36

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	78	HIZ - Heavy Industrial Zone	HIZ-P11 (Managing adverse effects at zone interfaces)	Oppose in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	For reasons which are similar to those given for submission point 468.39
Z Energy Limited	468	79	HIZ - Heavy Industrial Zone	HIZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	80	HIZ - Heavy Industrial Zone	HIZ-R2 (Demolition or removal of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	81	HIZ - Heavy Industrial Zone	HIZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a.... ~~b. The new buildings, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules HIZ-R4 through HIZ-R16, or a heavy industrial activity, and~~ c. Either: i. The site is not adjacent to a site in the Marae Zone, Mixed Use Zone (where a site is used for an activity sensitive to industry), Open Space and Recreation Zone, Residential Zone, or Rural Zone, or ii. The new buildings, additions, and alterations are all screened from that adjacent site by existing buildings ~~and~~ structures or landscaping. Except that: a. HIZ-S1, HIZ-S2, HIZ-S4 and HIZ-S7 do not apply to alterations to existing buildings and structures. b. HIZ-S7 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2." OR Amend the rule so that clause (1) does not apply to service stations.	For reasons which are similar to those given for submission point 468.42
Z Energy Limited	468	82	HIZ - Heavy Industrial Zone	HIZ-R12 (Service stations, including ancillary retail)	Support in part	Retain rule as notified	Supports the provision of a permitted activity pathway for service stations subject to compliance with the ancillary retail GFA limit of 100m2.
Z Energy Limited	468	83	HIZ - Heavy Industrial Zone	HIZ-R22 (Outdoor storage and work areas)	Oppose in part	Amend rule as follows: "Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. Compliance is achieved with ~~HIZ-S7: Landscaping~~ HIZ-S7.1.a and HIZ-S7.2." ... "Matters of discretion are restricted to: ... 4. The functional and operational needs of the activity. 5. Site constraints that affect the activity's ability to comply with HIZ-R22.1."	Supports principle of screening rubbish / servicing areas Unclear what is meant by "outdoor storage and work areas" Requiring screening from the listed zones where adjoining, is not opposed, however requiring where opposite these zones is inconsistent with other provisions in chapter. Requirements for screening are overly prescriptive. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	84	HIZ - Heavy Industrial Zone	HIZ-R23 (Servicing)	Oppose	Amend clause (1) so that it does not apply to service stations (inferred - refer to original submission) OR Amend policy as follows: "1. Activity status: Permitted Where: ~~a. The servicing is not within 40 metres of a~~ For sites adjoining a site in a Residential Zone, Mixed Use Zone (where the site is used for an activity sensitive to noise), or Marae Zone, or the notional boundaries of activities sensitive to noise in Rural Zonesb. Tthe servicing occurs only between 7:00am and 10:00pm.... Matters of discretion are restricted to: 1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with HIZ- R24.1. ..."	The rule limits servicing irrespective of adjoining zoning, thereby unnecessarily restricting night-time servicing at sites that are not close to any sensitive zones. Inconsistent with HIZ-P11 which only seeks to restrict servicing hours near specific zones Restriction of all servicing is inconsistent with matter of discretion in rule with refers to night-time amenity of sensitive receivers Refer to original submission for full reasons
Z Energy Limited	468	85	HIZ - Heavy Industrial Zone	HIZ-S7 (Landscaping)	Oppose in part	Seeks that the standard is amended so that it does not apply to service stations	For reasons which are similar to those given in submission point 468.48
Z Energy Limited	468	86a	LCZ - Local Centre Zone	Objectives	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	86b	LCZ - Local Centre Zone	LCZ-P1, LCZ-P10	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	87	LCZ - Local Centre Zone	LCZ-P3 (Potentially incompatible activities)	Support	Retain policy as notified	The policy is appropriate, particularly regarding providing for potentially incompatible activities, which it lists as including service stations, that meet the criteria of clause (1)
Z Energy Limited	468	88	LCZ - Local Centre Zone	LCZ-P5 (Existing activities)	Support	Retain policy as notified	The policy is appropriate, particularly regarding providing for the ongoing operation of existing activities while managing development to support the zone's planned character and purpose.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	89	LCZ - Local Centre Zone	LCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	Supports the seeking of good urban design outcomes in the zone but considers that the functional and operational needs of activities, and specifically lawfully established existing activities, are recognised.
Z Energy Limited	468	90	LCZ - Local Centre Zone	LCZ-P9 (Urban design outcomes (larger developments and potentially incompatible activities))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	For reasons which are similar to those given in submission point 468.89
Z Energy Limited	468	91	LCZ - Local Centre Zone	LCZ-P11 (Managing adverse effects at zone interfaces)	Support in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to privacy intrusion), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	Supports the intent of this policy, but seeks amendments in relation to managing effects on the Mixed Use Zone, refer to submission points 468.96 and 468.97 for further reasons.
Z Energy Limited	468	92	LCZ - Local Centre Zone	LCZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	93	LCZ - Local Centre Zone	LCZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose in part	Seeks amendments so that so that existing service stations are not required to comply with LCZ-S4, LCZ-S5 and LCZ-S6.	There may be instances where service station works would not be able to comply with the specified standards. Also where subject to the Active Street Frontage Overlay A or B, any new building would be non-compliant unless all vehicle crossings are removed. Refer to original submission for full reasons and examples.
Z Energy Limited	468	94	LCZ - Local Centre Zone	LCZ-R13 (Carparking activities)	Oppose in part	Seeks that the rule is amended so that it does not apply to service stations	Would put significant restrictions and consent requirements on lawfully established existing activities subject to the Active Street Frontage A or B Overlay. Refer to original submission for full reasons and examples.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	95	LCZ - Local Centre Zone	LCZ-R17 (Service stations)	Support	Retain rule as notified	The discretionary activity status is appropriate
Z Energy Limited	468	96	LCZ - Local Centre Zone	LCZ-R22 (Outdoor storage and work areas)	Oppose in part	Amend rule as follows: "Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and ..." ... "Matters of discretion are restricted to: ... 5. The functional and operational needs of the activity. 6. Site constraints that affect the activity's ability to comply with LCZ-R22.1."	The Mixed Use Zone (referenced in clause 1(a)) permits many activities that are not sensitive to industry On-site screening may not be able to screen view from upper levels Screening 1.8m high or along site frontages may not be necessary in relation to non-sensitive activities or appropriate in relation to requirements of a service station Refer to original submission for full reasons
Z Energy Limited	468	97	LCZ - Local Centre Zone	LCZ-R23 (Servicing)	Oppose in part	Amend clause (1) so that it does not apply to service stations OR Amend policy as follows: "1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where the site is used for an activity sensitive to noise), or Marae Zone, or b. The servicing occurs only between 7:00am and 10:00pm." "Matters of discretion are restricted to: 1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with LCZ- R23.1."	In conjunction with broad definition of "servicing", rule would treat and occasional delivery the same as a regular delivery. The permitted pathway - a 40m setback requirement is onerous Unclear how rule would apply to established activities Mixed Use Zone permits many activities which are not sensitive to industry More appropriate for servicing / operational matters to be addressed in policy framework / matters of discretion. Refer to original submission for full reasons
Z Energy Limited	468	98	LCZ - Local Centre Zone	LCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92 and 468.93

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	99	LCZ - Local Centre Zone	LCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92 and 468.93
Z Energy Limited	468	100	LCZ - Local Centre Zone	LCZ-S6 (Active frontages – Existing vehicle crossings)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92, 468.93 and 468.94
Z Energy Limited	468	101	LCZ - Local Centre Zone	LCZ-S8 (Location and design of carparking)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92, 468.93 and 468.94
Z Energy Limited	468	102a	MCZ - Metropolitan Centre Zone	MCZ-O1, MCZ-O2, MCZ-O4, MCZ-O5	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	102b	MCZ - Metropolitan Centre Zone	MCZ-P1, MCZ-P3, MCZ-P10	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	102c	MCZ - Metropolitan Centre Zone	MCZ-PREC1-O1, MCZ-PREC1-P1	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	103	MCZ - Metropolitan Centre Zone	MCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	For reasons which are similar to those given in submission point 468.89
Z Energy Limited	468	104	MCZ - Metropolitan Centre Zone	MCZ-P9 (Urban design outcomes (all significant developments))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	For reasons which are similar to those given in submission point 468.89

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	105	MCZ - Metropolitan Centre Zone	MCZ-P11 (Managing adverse effects at zone interfaces)	Support in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: 1. Managing the form and scale of development near Te Puni Urupā to protect the cultural values of the urupā, and privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā. 2. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to privacy intrusion), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and 3. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	For reasons which are similar to those given in submission point 468.91
Z Energy Limited	468	106	MCZ - Metropolitan Centre Zone	MCZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	107	MCZ - Metropolitan Centre Zone	MCZ-R2 (Demolition or removal of structures other than buildings)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	108	MCZ - Metropolitan Centre Zone	MCZ-R3 (Demolition or removal of buildings)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.92
Z Energy Limited	468	109	MCZ - Metropolitan Centre Zone	MCZ-R4 (Alterations and additions to existing buildings and structures)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.93
Z Energy Limited	468	110	MCZ - Metropolitan Centre Zone	MCZ-R5 (New minor buildings and minor structures)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.93
Z Energy Limited	468	111	MCZ - Metropolitan Centre Zone	MCZ-R6 (New buildings and structures (except minor buildings and minor structures))	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.93
Z Energy Limited	468	112	MCZ - Metropolitan Centre Zone	MCZ-R18 (Carparking activities)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.94

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	113	MCZ - Metropolitan Centre Zone	MCZ-R22 (Service stations)	Support	Retain rule as notified	The discretionary activity status for service stations is appropriate
Z Energy Limited	468	114	MCZ - Metropolitan Centre Zone	MCZ-R27 (Outdoor storage and work areas)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in an Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to privacy intrusion), or the Te Puni Urupā by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level, and b. The outdoor storage and work areas are screened from any street within the Active Street Frontage Overlay by landscaping or a building on the site." ... "Matters of discretion are restricted to: ... 5. The functional and operational needs of the activity. 6. Site constraints that affect the activity's ability to comply with MCZ-R27.1."	For reasons which are similar to those given in submission point 468.96
Z Energy Limited	468	115	MCZ - Metropolitan Centre Zone	MCZ-R28 (Servicing)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	116	MCZ - Metropolitan Centre Zone	MCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92 and 468.93
Z Energy Limited	468	117	MCZ - Metropolitan Centre Zone	MCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92 and 468.93
Z Energy Limited	468	118	MCZ - Metropolitan Centre Zone	MCZ-S6 (Active frontages – Existing vehicle crossings)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92, 468.93 and 468.94
Z Energy Limited	468	119	MCZ - Metropolitan Centre Zone	MCZ-S8 (Location and design of carparking)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92, 468.93 and 468.94

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	120a	CCZ - City Centre Zone	CCZ-O1, CCZ-O2, CCZ-O4, CCZ-O5	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	120b	CCZ - City Centre Zone	CCZ-P1, CCZ-P3, CCZ-P10	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	121	CCZ - City Centre Zone	CCZ-P8 (Urban design outcomes (by meeting standard or assessment))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	For reasons which are similar to those given in submission point 468.89
Z Energy Limited	468	122	CCZ - City Centre Zone	CCZ-P9 (Urban design outcomes (all significant developments))	Support in part	Amend policy as follows: "... Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. ..."	For reasons which are similar to those given in submission point 468.89
Z Energy Limited	468	123	CCZ - City Centre Zone	CCZ-P11 (Managing adverse effects at zone interfaces)	Support in part	Amend policy as follows: "Manage activities to mitigate adverse effects on other zones by: 1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to privacy intrusion), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and 2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones (where a site is used for an activity sensitive to noise), and notional boundaries of activities sensitive to noise in Rural Zones."	For reasons which are similar to those given in submission point 468.91
Z Energy Limited	468	124	CCZ - City Centre Zone	CCZ-R1 (Repair and maintenance of buildings and structures)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	125	CCZ - City Centre Zone	CCZ-R2 (Demolition or removal of structures other than buildings)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	126	CCZ - City Centre Zone	CCZ-R3 (Demolition or removal of buildings)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.92
Z Energy Limited	468	127	CCZ - City Centre Zone	CCZ-R4 (Alterations and additions to existing buildings and structures)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.93
Z Energy Limited	468	128	CCZ - City Centre Zone	CCZ-R5 (New minor buildings and minor structures)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.93
Z Energy Limited	468	129	CCZ - City Centre Zone	CCZ-R6 (New buildings and structures (except minor buildings and minor structures))	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.93
Z Energy Limited	468	130	CCZ - City Centre Zone	CCZ-R18 (Carparking activities)	Oppose in part	Amend rule so that it does not apply to existing service stations	For reasons which are similar to those given in submission point 468.94
Z Energy Limited	468	131	CCZ - City Centre Zone	CCZ-R22 (Service stations)	Support	Retain rule as notified	The discretionary activity status for service stations is appropriate
Z Energy Limited	468	132	CCZ - City Centre Zone	CCZ-R27 (Outdoor storage and work areas)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to privacy intrusion) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. The outdoor storage and work areas are screened from any street within the Active Street Frontage Overlay by landscaping or a building on the site." ... Matters of discretion are restricted to: ... 5. The functional and operational needs of the activity. 6. Site constraints that affect the activity's ability to comply with CCZ-R27.1."	For reasons which are similar to those given in submission point 468.96

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	133	CCZ - City Centre Zone	CCZ-R28 (Servicing)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where a site is used for an activity sensitive to noise), or Marae Zone, or b. The servicing occurs only between 7:00am and 10:00pm." ... "Matters of discretion are restricted to: 1. The night-time amenity of sensitive activities in the surrounding area in the Mixed Use Zone and in Residential Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with CCZ-R28.1."	For reasons which are similar to those given in submission point 468.97
Z Energy Limited	468	134	CCZ - City Centre Zone	CCZ-S4 (Active frontages – Buildings and structures)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92 and 468.93
Z Energy Limited	468	135	CCZ - City Centre Zone	CCZ-S5 (Active frontages – Required verandahs)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92 and 468.93
Z Energy Limited	468	136	CCZ - City Centre Zone	CCZ-S6 (Active frontages – Existing vehicle crossings)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92, 468.93 and 468.94
Z Energy Limited	468	137	CCZ - City Centre Zone	CCZ-S8 (Location and design of carparking)	Oppose in part	Amend standard to exclude existing service stations	For reasons which are similar to those given in submission points 468.92, 468.93 and 468.94
Z Energy Limited	468	138	TR - Transport	Introduction	Support	Retain introduction as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	139	TR - Transport	TR-O1 (Purpose)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	140	TR - Transport	TR-P1 (Required transport facilities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	141	TR - Transport	TR-P2 (Enabled transport facilities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	142	TR - Transport	TR-P3 (Potentially incompatible activities and transport facilities)	Support in part	Amend policy as follows: "1. Only allow activities that do not meet standards for provision or design of transport facilities where: ... e. They are consistent with the planned outcomes in relation to character and amenity of the zones and precincts in which they are located and f. It is conducive to reducing reliance on private motor vehicles. 2. Transport facilities may be incompatible if: ... ~~d. the provision of transport facilities is not conducive to reducing reliance on private motor vehicles, or~~ ..."	Clause 2(d) of the policy relating to transport facilities is not consistent with definition of "transport facilities". A reduced reliance on private motor vehicles is not a compatibility issue for transport facilities, but rather, is more relevant to the provision or design of transport facilities. Refer to original submission for full reasons.
Z Energy Limited	468	143	TR - Transport	TR-P4 (Incompatible transport facilities)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	144	TR - Transport	TR-P5 (High trip generating activities)	Support in part	Amend policy as follows: "Manage the design and location of high trip generating activities to: 1. ~~to f~~Facilitate, where relevant, the uptake of active and public transport modes~~,~~ and reduce reliance on private motor vehicles, and 2. ~~to m~~Minimise adverse effects on the safety, efficiency, and multi-modal function of the transport network."	Supports general intent, with amendments While provision is typically made for safe pedestrian and cyclist access to service stations, accessibility by public transport (and reducing private motor vehicle reliance) is not relevant to the appropriate design and location of service stations. Refer to original submission for full reasons
Z Energy Limited	468	145	TR - Transport	TR-P7 (Positive effects)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	146	TR - Transport	New policy - Electric vehicle charging devices	Oppose (requesting new provision)	Add new policy as follows: "TR-PX: Electric vehicle charging devices Encourage existing and new land uses to support an integrated and sustainable transport network by enabling electric vehicle charging devices."	Encourage more sustainable means of transportation and reducing the City's carbon emissions, as sought by CCSD-O1 and the Transport chapter introduction. EV charging devices are a component part of a modern service station, with electricity being the fuel type. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	147	TR - Transport	New rule - Electric vehicle charging devices	Oppose (requesting new provision)	Add new rule as follows: "TR-RX: Electric vehicle charging devices All zones 1. Activity status: Permitted Where: a. The electric vehicle charging device is installed immediately adjacent to an existing, permitted or consented motor vehicle parking space. Note: The electric vehicle charging device does not have to comply with underlying zone rules and standards. All zones 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TR-RX.1. Matters of discretion are restricted to: 1. The potential for adverse effects on the safety and efficiency of land transport infrastructure. Notification: Public notification is precluded for applications under this rule."	For reasons which are similar to those given in submission point 468.146, so that devices are enabled throughout the City
Z Energy Limited	468	148	TR - Transport	TR-R1 (All activities – Transport facilities, excluding vehicle crossings)	Support in part	Amend rule as follows: "1. Activity status: Permitted Where: a. Compliance is achieved with: ... ~~iv. TR-S4: Classification of vehicle crossings and driveways,~~ ..."	Supports intent of rule, however broad definition of "transport facilities" coupled with the comprehensive list of standards raises ambiguity about the rule's application. Specifically, it is unclear how altering one aspect of a site's existing transportation arrangements would trigger compliance with all standards. Refer to original submission for full reasons and examples.
Z Energy Limited	468	149	TR - Transport	TR-R2 (New vehicle crossings)	Support	Retain rule as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	150a	TR - Transport	TR-R3 (High trip generating activities)	Oppose in part	Amend rule as follows: "1. Activity status: Permitted Where: ... ~~b. Where the activities are located in the City Centre Zone, Metropolitan Centre Zone or the Specified High Trip Generator Exemption Overlay, no more than 10 on-site motor vehicle parking spaces are provided for the activity, and~~ ..."	The relevance of an on-site parking space condition for a HTGA rule is unclear; the focus should be on vehicle movements or the activity-specific thresholds (as reflected in Table 8, none of which relate to parking spaces).
Z Energy Limited	468	150b	TR - Transport	TR-R3 (High trip generating activities)	Support in part	Retain clause 1(c) of the rule as notified (inferred - refer to original submission)	Supports a permitted activity pathway for the alteration or expansion of existing high trip generating activities if the specified criteria are met.
Z Energy Limited	468	150c	TR - Transport	TR-R3 (High trip generating activities)	Oppose in part	Amend rule as follows: "2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TR-R3.1, or b. The activity is a ~~new service station or a~~ new drive-through activity."	Not an effects-based approach, it is inappropriate to single out and treat any instance of a particular activity as an HGTA irrespective of its vehicle movements and traffic effects Seeks that a high trip generation threshold of six refuelling spaces is applied to service stations. Refer to original submission for full reasons.
Z Energy Limited	468	150d	TR - Transport	TR-R3 (High trip generating activities)	Oppose in part	Amend rule as follows: "Matters of discretion are restricted to: 1. The extent that the development provides for active and public transport modes where relevant. ..."	Assessing the extent of development providing for active and public transport modes should be qualified to only where it is relevant. Refer to original submissions for full reasons.
Z Energy Limited	468	151	TR - Transport	Table 8: High trip generating activity thresholds	Support in part	Amend table as follows: Commercial activities: "Service stations / City Centre Zone, Metropolitan Centre Zone: 6 refuelling spaces" "Service stations / All other Zones: 6 refuelling spaces" "Service stations / Specified High Trip Generator Exemption Overlay: 6 refuelling spaces"	The number of refuelling spaces is a more appropriate threshold (and easier to apply) for service stations activities. Refers also to reasons given for submission point 468.150c
Z Energy Limited	468	152	TR - Transport	TR-S4 (Classification of vehicle crossings and driveways)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Z Energy Limited	468	153	TR - Transport	TR-S5 (Vehicle crossings – Number, location and width)	Support in part	Amend standard as follows: "... 2. Where a site has more than one frontage and, in accordance with TR-S5.1, is permitted only one vehicle crossing, the location selection of the vehicle crossing must be in accordance with the following order of precedence: a. Local streets, then b. Urban connectors or Rural roads, then c. Any other road. ..."	TR-S5.1 specifies the permitted number of vehicle crossings per site based on total frontage width. Clause (2) relates to situations where a site has more than one frontage. This clause could be read to mean that only one vehicle crossing is permitted in all situations, regardless of the total frontage width, but this does not appear to be the intent and should be clarified.
Z Energy Limited	468	154	TR - Transport	TR-S6 (Vehicle crossings – Separation distances and design)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	155	TR - Transport	TR-S7 (Driveways)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	156	TR - Transport	TR-S8 (Design requirements for motor vehicle parking, circulation, and manoeuvring)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	157	TR - Transport	TR-S9 (Loading and unloading - Non-residential)	Support	Retain standard as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	158	TR - Transport	Table 2: Driveway and vehicle crossing classification	Support	Retain table as notified	Reasons given not specific to this relief, see original submission
Z Energy Limited	468	159	TR - Transport	Table 6: Minimum provision of loading spaces for non-residential activity	Support	Retain table as notified	Reasons given not specific to this relief, see original submission
The Brookfield Board and Scouts Aotearoa	469	1	Maps - Zoning / Rural	Rural Lifestyle Zone - Moores Valley Road	Oppose	Seeks that Rural Lifestyle zoned land at the end of Moores Valley Road, is rezoned to reduce the potential for intensification (inferred - refer to original submission)	Potential for a large increase in intensification. This will have a large effect on the traffic and upon the stream. (Refer to original submission for full reasons)
The Brookfield Board and Scouts Aotearoa	469	2	SUB - Subdivision	SUB-S1 (Allotment size)	Oppose	Seeks that the 1ha minimum lot size for the Rural Lifestyle Zone is increased (inferred - refer to original submission)	Increasing the number of dwellings has potential to conflict with activities on the Scout property. Impacts on rural character, risks of air, sound, light pollution, traffic. Too small for septic tanks. (Refer to original submission for full reasons)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
The Brookfield Board and Scouts Aotearoa	469	3	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes - 562 Moores Valley Road	Oppose	Remove Outstanding Natural Landscapes overlay from 562 Moores Valley Road, Wainuiomata (inferred - refer to original submission)	Land is private property and not visible from built-up areas. Overlays will be overly burdensome on the management of our property. Land is already a Wildlife Reserve under the Wildlife Act (Refer to original submission for full reasons)
The Brookfield Board and Scouts Aotearoa	469	4	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 562 Moores Valley Road	Oppose	Remove Slope Assessment Overlay from 562 Moores Valley Road, Wainuiomata	The Slope Assessment overlay establishes an unnecessary constraint, as no intent to subdivide property.
The Brookfield Board and Scouts Aotearoa	469	5	Maps - Zoning / Rural	General Rural Zone - 562 Moores Valley Road	Oppose	Seeks that 562 Moores Valley Road, be more appropriately zoned to recognise its unique nature as an Outdoor Education Centre, potentially as a special purpose zone.	It would recognise its unique nature as an Outdoor Education Centre. Current and proposed provisions for General Rural Zone make operating current activity difficult(Refer to original submission for full reasons)
Orongorongo Station	470	1	Maps - Natural Environment Values Overlays	Outstanding Natural Landscapes	Amend	Seeks an amendment to certain areas to exempt parts of Orongorongo Station, 1960 Coast Road, Wainuiomata Coast from being included in an Outstanding Natural Landscape (see original submission for areas marked on supporting map).	The owners request an exemption from the ONL categorisation, given that some areas do not meet the threshold requirements of ONL but appear to have been lumped together with adjacent areas of land that do meet the criteria. To allow for ecotourism, farm management and consistency with the District Plan mapping of other properties. (See original submission for full reasons and map)
Orongorongo Station	470	2	Maps - Natural Environment Values Overlays	Outstanding Coastal Natural Character Area, and High and Very High Natural Character Area	Amend	Seeks an amendment to certain areas to exempt parts of Orongorongo Station, 1960 Coast Road, Wainuiomata Coast from being included in coastal areas (see original submission for areas marked on supporting map).	To allow for ecotourism, farm management and consistency with the District Plan mapping of other properties. (See original submission for full reasons and map)
Orongorongo Station	470	3	Maps - SASMs	Orongorongo Station - 1960 Coast Road	Amend	Amend the Sites of Significance to Māori to provide a more nuanced approach to classification on the site at 1960 Coast Road, Wainuiomata Coast, with some of the areas potentially not requiring such high protection. (Inferred from original submission, refer to original submission, as well as supporting map)	The Station notes that the current classification is at a higher level of protection than might be needed, because the mapping seems to have been by way of a Council "catch all" approach. Rather, the Station believes that with constructive engagement with mana whenua, a more suitable classification can be achieved. (refer to original submission for the full reasons)
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	1	Definitions	Accessory building	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	2	Definitions	Activity sensitive to hazardous substance risks	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	3	Definitions	Activity sensitive to light	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	4	Definitions	Activity sensitive to noise	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	5	Definitions	Activity sensitive to privacy intrusion	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	6	Definitions	Addition	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	7	Definitions	Alteration	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	8	Definitions	Ancillary activity	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	9	Definitions	Ancillary building	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	10	Definitions	Best practicable option	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	11	Definitions	Building	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	12	Definitions	Building coverage	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	13	Definitions	Building footprint	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	14	Definitions	Coastal environment	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	15	Definitions	Coastal hazard overlays	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	16	Definitions	Co-location benefits	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	17	Definitions	Commercial activity	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	18	Definitions	Commercial and Mixed Use Zones	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	19	Definitions	Construction activity	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	20	Definitions	Contaminated land	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	21	Definitions	Digital sign	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	22	Definitions	Fault Location Area	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	23	Definitions	Flood Hazard Overlays	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	24	Definitions	Functional need	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	25	Definitions	Hazardous substance	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	26	Definitions	Hazardous Substance Risk Management Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	27	Definitions	Heavy industrial activity	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	28	Definitions	High Coastal Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	29	Definitions	High Coastal Inundation Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	30	Definitions	High Flood Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	31	Definitions	High Natural Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	32	Definitions	High Tsunami Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	33	Definitions	Infrastructure	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	34	Definitions	Industrial activity	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	35	Definitions	Liquefaction Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	36	Definitions	Low Flood Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	37	Definitions	Low hazard overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	38	Definitions	Low Tsunami Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	39	Definitions	Medium Coastal Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	40	Definitions	Medium Coastal Inundation Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	41	Definitions	Medium Flood Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	42	Definitions	Medium hazard overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	43	Definitions	Natural hazard	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	44	Definitions	Natural hazard overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	45	Definitions	Network utility operator	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	46	Definitions	Operational need	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	47	Definitions	Sensitive activities	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	48	Definitions	Sign	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	49	Definitions	Sites and Areas of Significance to Māori	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	50	Definitions	Slope Assessment Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	51	Definitions	Stormwater	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	52	Definitions	Structure	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	53	Definitions	Three waters network, three waters	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	54	Definitions	Upgrading	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	55	Definitions	Wastewater	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	56	Definitions	Water sensitive design	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	57	Definitions	Activity least sensitive to natural hazards	Support in part	Amend the definition of "activity least sensitive to natural hazards" as follows: "means a: a. accessory building used for non-habitable purposes, b. building associated with marina operations (above MHWS), c. passive recreation activity, d. parks facility, ~~or~~ e. plantation forest or plantation forestry~~.~~, or f. any other activity that is not an activity most sensitive to natural hazards or activity potentially sensitive to natural hazards."	Support the intent of this provision. It should be clarified that any other activity not classified as being most or potentially sensitive to natural hazards is least sensitive to natural hazards.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	58	Definitions	Activity most sensitive to natural hazards	Oppose	Amend the definition of "activity most sensitive to natural hazards" as follows: "means a: ... i. emergency services facility, ~~j. hazardous facility or major hazardous facility,~~ k. custodial corrections facility, ..."	It is inappropriate and unnecessary for the definition to include service stations, truck stops and bulk fuel storage terminals for the reasons including: -the engineering design and operational management requirements under other legislation, which provide for resilience to natural hazards -sites do not attract large numbers of people, no restriction to leaving in an emergency event - These sites are no more sensitive to flood, instability and coastal hazard than many of the activities that have been categorised as potentially sensitive activities Refer to original submission for full reasons and examples
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	59	Definitions	Activity potentially sensitive to natural hazards	Support in part	Amend the definition of "activity potentially sensitive to natural hazards" as follows: "means a: ... p. rural activity, ~~or~~ q. rural industry, or r. significant hazardous facility, but excludes any activities most sensitive to natural hazards and activities least sensitive to natural hazards."	Support the inclusion of "commercial activities" as part of this definition, which includes service stations. Request the inclusion of significant hazardous facilities in this definition, as per the reasons identified in the submission point on the "activity most sensitive to natural hazards" definition.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	60	Definitions	Activity sensitive to industry	Oppose	Amend the definition of "activity sensitive to industry" as follows: "means a: ... 5. healthcare activity, or ~~6. community facility, or~~ 7. custodial corrections facility, or 8. visitor accommodation activity~~, or~~ ~~9. place of assembly~~."	Term not currently used in PDP, however could be retained and used to manage land compatibility issues between industrial zones and zones used for more sensitive activities. It is not uncommon to see 'community facilities' and 'places of assembly' in or adjacent to industrial areas. These activities often occur outside standard working hours, and so do not necessarily result in a direct conflict. Refer to original submission for full reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	61	Definitions	Cleanfill material	Support in part	Amend the definition of "cleanfill material" as follows: "means virgin excavated natural materials including clay, gravel, sand, soil and rock, and other inert materials such as concrete or brick that are free of: ..."	Seeks that the definition includes reference to other materials including concrete or brick, consistent with the NRP definition.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	62	Definitions	Drive-through activity	Support	Retain as notified	Support the intent of this provision, noting that service stations are specifically excluded.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	63	Definitions	Earthworks	Oppose	Amend the definition of "earthworks" definition as follows: "means the ~~alteration or disturbance~~ modification 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); but excludes land disturbance, minor earthworks, gardening, cultivation, and disturbance of land for the installation of fence posts."	The "earthworks" and "land disturbance" definitions are confusing as they both mean the "the alteration or disturbance of land...", and as a consequence any land disturbance may also be earthworks. The implication of this is that land disturbance may be permitted under SASM-R2 but the same activity may be restricted discretionary under earthworks rule EW-R10.2 within Sites and Areas of Significance to Māori. The same activities within the same overlay should not be regulated by different rules.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	64	Definitions	Land disturbance	Support	Retain as notified	The "earthworks" and "land disturbance" definitions are confusing as they both mean the "the alteration or disturbance of land...", and as a consequence any land disturbance may also be earthworks. The implication of this is that land disturbance may be permitted under SASM-R2 but the same activity may be restricted discretionary under earthworks rule EW-R10.2 within Sites and Areas of Significance to Māori. The same activities within the same overlay should not be regulated by different rules.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	65	Definitions	Minor earthworks	Support in part	Amend the definition of “minor earthworks” as follows: "means earthworks for the purposes of piling, trenching, geotechnical investigations, contaminated land investigations, interments within existing cemeteries or urupā, soakpits, stormwater detention tanks, rainwater tanks, wastewater mitigation tanks, and the replacement or removal of underground petroleum storage systems and stormwater treatment devices."	Support the definition, particularly its inclusion of the replacement or removal of underground petroleum storage systems. The definition should apply to contaminated land investigations and the replacement or removal of underground drainage devices, such as the oil-water interceptors
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	66	Definitions	Existing Activities	Oppose	Delete the definition of "existing activities".	The definition is unnecessary and potential cuts across the interpretation of existing use rights under section 10 of the RMA. If specific rules rely on the existence of the activity as of 25 February 2025, this should be addressed in the rule itself.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	67	Definitions	Hazardous Substance Risk Management Overlay	Support in part	Replace the term “Hazardous Substance Risk Management Overlay” with “Hazardous Facility Risk Management Overlay” throughout the Plan and amend the definition as follows: "means the area shown in the planning maps as the Hazardous ~~Substances~~ Facility Risk Management Overlay"	The term “Hazardous Facility Risk Management Overlay” is more appropriate for the mapped risk contours surrounding hazardous facilities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	68	Definitions	Heavy motor vehicle	Oppose	Delete the definition of "heavy motor vehicle".	The term is not used anywhere in the plan.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	69	Definitions	High trip generating activities	Oppose	Amend the definition of "high trip generating activities" as follows: "means: ~~a. a service station,~~ ~~b. a drive-through activity, or~~ ~~c.~~ any ~~other~~ activity which exceeds a threshold in TR-Table 8 High trip generating activity thresholds, including when assessed cumulatively with all other activities with which on-site motor vehicle access spaces are shared."	Clause (c) of the definition sets a threshold above which activities will be considered to be high trip generating activity (TR-Table 8). This is an appropriate effects-based approach. The definition uses both a threshold approach and specifically identifies two activity types (service stations and drive-through activities). It is inappropriate and unnecessary to mix both approaches in a single definition. Service stations primarily attract pass-by visits of motorists already travelling on the roading rather than acting as a destination activity that, in itself, draws traffic to a specific location. There are many other activities, such as supermarkets, education, sports and entertainment facilities that would more appropriately be considered high trip generating activities, but which are not specifically listed in the definition.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	70	Definitions	Hydraulic neutrality	Support in part	Amend the definition of "hydraulic neutrality" as follows: "means managing stormwater runoff from all new lots or development through either on-site disposal or storage, so that the rate of stormwater ~~is~~ released from the site ~~at a rate that~~ does not exceed the ~~pre-development~~ modelled peak ~~stormwater runoff~~ flows prior to the proposed new lots or development.	The reference to "pre-development" peak stormwater runoff should be clarified so that it is consistent with the Three Waters chapter, being the modelled peak stormwater flows prior to the proposed new lots or development.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	71	Definitions	Minor building/ minor structure	Oppose	Delete the definition of minor building / minor structure.	Definitions should provide clarity, certainty and consistency. If a minor building is different depending on the rule that applies to it, that's not a useful definition.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	72	Definitions	Offensive odour	Oppose	Delete the definition of offensive odour.	It is unnecessary to define the term 'offensive odour'. The definition relies on the opinion of a HCC enforcement officer. It is inappropriate for a district plan definition to rely on opinion. Definitions should provide clarity, certainty and consistency. That is not achieved by the proposed definition.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	73	Definitions	Quantitative risk assessment	Oppose in part	Amend the definition of "Quantitative risk assessment" as follows: "in relation to risks from hazardous substances, means a risk assessment used to systematically calculate the risks from hazardous events for a significant hazardous facility. ~~Involves predicting the size of consequences associated with a hazard, and the frequency at which a release of the hazard may be expected to occur.~~ The risk assessment should account for both the consequences (effects) and likelihood (probability) of a hazardous event occurring. These aspects are then combined in order to obtain a modelled risk profile for the facility, which can be expressed in terms of risk criteria relevant to the facility and receiving environment, ~~numerical values for risk,~~ such as risk of fatality."	Numerous methods are available for assessing risk associated with the use and storage of hazardous substances. Specific definition could unnecessarily constrain the approach to assessing risk in relation to any given Significant Hazardous Facility. Particularly relevant given the broad range of facilities included in the definition of Significant Hazardous Facility. The phrase 'the frequency at which a release of that hazard may be expected to occur' suggests a release of the hazard will be a planned event for which a consent is being sought. For bulk storage terminals, significant management measures and controls are in place to prevent such an incident occurring. However, the risk of an accidental and unplanned event cannot be ruled out. That is more appropriately described as 'the likelihood' of an event occurring.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	74	Definitions	Regionally significant infrastructure	Support in part	Amend the definition of "regionally significant infrastructure" as follows: "means regionally significant infrastructure including: ... i. the Strategic Transport Network as identified in the Wellington Regional Land Transport Plan 2021. j. Infrastructure associated with port related activities and adjacent land used in association with the movement of cargo and passengers including bulk fuel supply infrastructure, and storage tanks for bulk liquids, and associated wharflines.	The amended "regionally significant infrastructure" definition under Proposed Change 1 and Variation 1 to the RPS includes port related activities and bulk fuel supply infrastructure and wharf lines.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	75	Definitions	Relocation	Support in part	Amend the definition of "relocation" as follows: "means, in relation to heritage buildings, heritage structures and contributing buildings in heritage areas, to physically shift the location of a building within a site or to remove it from the site. Relocation may include raising or lowering a building or structure."	The "relocation" definition under the Definitions chapter only applies to buildings and applies in any context. However, in the Infrastructure chapter, for example INF-S2, "relocation" is also used to apply to structures, lines, pipes, etc. The "relocation" definition if clicked in the Infrastructure and Historic Heritage chapters is different; it only applies in the context of heritage buildings or structures. This may be a drafting error as "relocation" is not referenced in any other chapters and that the intent is for the "relocation" definition to only apply to heritage buildings or structures and in any other context the plain meaning of "relocation" is used.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	76	Definitions	Residual risk	Support	Amend the definition of “residual risk” as follows: "means, in relation to the Hazardous Substances chapter, ~~the level of~~ any remaining risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017 and any other subordinate instruments, and regional plans have been complied with."	Seek a minor amendment to avoid quantifying the ‘level’ of risk. The sought amendments are more consistent with the definition of ‘residual risk’ in the Christchurch District Plan.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	77	Definitions	Reverse sensitivity	Oppose	Replace the definition of “reverse sensitivity” with the following: "Reverse sensitivity means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."	Very difficult to read due to its structure, length and complexity Several clauses are unclear and/or require a high degree of discretion / assessment Some of the clauses seem to rely on the concept of "reverse sensitivity" itself, making the definition circular Clause (11) introduces further ambiguity as it enables the consideration of “all other relevant matters” not specified Commentary on civil rights not relevant to district plan provisions Refer to original submission for full reasons and examples
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	78	Definitions	Service station	Support in part	Amend the definition of “service station” as follows: "means a commercial activity of the refuelling, refilling, cleaning, pressurising of tyres, or fitting of end user-replaceable parts (e.g. wiper blades) to motor vehicles, or the retail sale of fuels and oils (other than in sealed containers) and/or the charging of electric vehicles. An electric vehicle charging station is not, in itself, a service station."	The definition should refer to electric vehicle charging. An electric vehicle charging station in isolation might not be a service station. The Council should clarify that if an electric vehicle charging facility were proposed at an existing service station site the facility would be part of the service station activity.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	79	Definitions	Servicing	Oppose in part	Amend the definition of “servicing” as follows: "means deliveries to and collections from a site, including of products, supplies, raw materials, refuse, mail, and packages~~, and includes any movements of heavy motor vehicles~~."	The definition changes the ordinary understanding of ‘servicing’ which is essentially deliveries that are ancillary to the primary operation. The definition would mean activities such as trucks visiting a truck stop to refuel or the Terminals or distribution centres would be caught by the term ‘servicing’.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	80	Definitions	Significant hazardous facility	Support in part	Amend the definition of "significant hazardous facility" to add a note as follows: means any facility which involves one or more of the following activities: 1. Manufacturing of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints), ... 16. Asphalt/bitumen manufacture or storage. <u>This definition does not apply to:</u> <u>1. The underground storage of petrol and diesel at service stations and truck stops that is undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum – Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum – Operation.</u> <u>2. The distribution or transmission by pipelines of petroleum products.</u>	The definition will capture many service station and truck stop activities. Compliance with the relevant Hazardous Substances and New Organisms Act (HSNO) Codes of Practice is widely recognised as managing risks associated with storage at retail service stations and truck stops to acceptable levels. These facilities do not have risks to justify their classification as an SHF (see submission for further details). The proposed definition is not risk-based and would capture a range of facilities which do not have risks to justify such a classification, for instance underground petrol tanks at a service station. The Resource Legislation Amendment Act 2017 has made it clear that councils should only seek to control hazardous substances where effects are not covered by HSNO or HSWA (Health and Safety at Work Act). The thresholds for petrol / diesel are not justified in the section 32 evaluation report. The definition should be amended to clarify that it does not apply to the distribution or transmission by pipeline of petroleum products.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	81	Definitions	Transport facilities	Oppose in part	Amend the definition of "transport facilities" as follows: "means facilities and areas which provide for the movement of people, goods and refuse <u>within sites and</u> between activities on a site and the transport network. It includes: ..."	The list of examples doesn't relate well to the chapeau of the definition, which suggests a 'transport facility' is the point of transition between a site and the road. The definition should also refer to the movement of people, goods and refuse within sites.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	82	Definitions	Yard-based retailing	Support in part	Amend the definition of "yard-based retailing" as follows: "means any commercial activity which supplies or receives goods or services primarily from an open or semi-covered yard, and where the area of the yard is greater than all indoor gross floor area used for the activity<u>, but excludes service stations</u>. Examples include..."	When read in isolation the proposed definition would apply to service stations, but service stations have their own definition and are generally addressed by a specific activity rule in the zones, distinct from the rules for yard-based retailing.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	83	Definitions	New definition: Marina activity	Neutral	Add a new definition of “marina activity” as follows: "means activities associated with: a. the navigation, anchoring, mooring, berthing, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels; b. embarking and disembarking of passengers; c. loading, unloading and storage of cargo and containers; d. operation, maintenance, repair, cleaning, and refuelling of associated plant and equipment; e. educational activities associated with these activities; and f. the use of buildings and structures associated with these activities, including accessory offices, seafood processing and parking."	A definition of "marina activity" should be added to the Plan to accompany the provisions relating to “marina activities” in the Seaview Marina Zone chapter.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	84	Definitions	New definition: Sensitive environment	Neutral	Add a new definition of “sensitive environments” for the hazardous substances chapter as follows: "means, for the purposes of the (HS) Hazardous Substances chapter, any area located in the following overlays: a. Outstanding Natural Feature b. Outstanding Natural Landscape c. Outstanding Coastal Natural Character Area d. High and Very High Coastal Natural Character Area e. Coastal Environment"	A definition of "sensitive environment" should be added to the Plan to accompany references to "sensitive environments" in the Hazardous Substances chapter.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	85	CCSD - Strategic Direction - Climate Change and Natural Hazards	CCSD-O1 (Carbon Neutral)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	86	CCSD - Strategic Direction - Climate Change and Natural Hazards	CCSD-O2 (Natural Hazards)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	87	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	88	TWSD - Strategic Direction - Tangata Whenua	TWSD-O3 (Wāhi Taonga and Sites and Areas of Significance to Tangata Whenua)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	89	UDSD - Strategic Direction - Urban Form and Development	UDSD-O1 (Well-Functioning Urban Environment)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	90	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well- Functioning Urban Environments)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	91	UDSD - Strategic Direction - Urban Form and Development	UDSD-O14 (Industrial and Business Activities)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	92	INF - Infrastructure	Chapter Introduction	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	93	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	94	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	95	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	96	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	97	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	98	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	99	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	100	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	101	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	102	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	103	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	104	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	105	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	106a	INF - Infrastructure	INF-R3 Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV	Support in part	Amend INF-R3 as follows: **"INF-R3 Upgrading of infrastructure, excluding transport network infrastructure, and gas ~~and~~ transmission pipelines and electricity conductors over 110kV"**	Support the intent of INF-R3, noting that it would apply to the Hutt City Wharfline. The reference to 'gas and transmission pipelines over 110kV' is unclear and appears to confuse electricity transmission (measured in kV) with gas transmission (measured in kilopascals).
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	106b	INF - Infrastructure	INF-R3 Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV	Support in part	Amend the rule table so the activity status is restricted discretionary district-wide (see original submission for how the table would be edited).	A non-complying activity status for infrastructure in the general 'district-wide' locations where the applicable standards cannot be met is unduly onerous in the context of upgrading existing infrastructure, and inconsistent with the approach taken in other parts of the chapter.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	107	INF - Infrastructure	INF-R9 New underground pipelines, including electricity and gas distribution and three waters, excluding electricity and gas transmission	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	108	INF - Infrastructure	INF-R10 New underground structures other than pipelines	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	109	INF - Infrastructure	INF-R25 Infrastructure not otherwise provided for or subject to any other rule in chapter	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	110	INF - Infrastructure	INF-S2 Upgrading of infrastructure	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	111	INF - Infrastructure	INF-S3 Underground infrastructure	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	112	INF - Infrastructure	INF-S8 Location – Support structures	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	113	INF - Infrastructure	INF-S16 Earthworks – Slope, height, depth, and location	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	114	INF - Infrastructure	INF-S17 Earthworks – Area limit, including trenching	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	115	INF - Infrastructure	INF-S18 Earthworks and vegetation removal – Reinstatement	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	116	INF - Infrastructure	INF-S19 Earthworks – In relation to Sites and Areas of Significance to Māori	Support	Amend INF-S19 as follows: "Earthworks – In relation to Sites and Areas of Significance to Māori 1. The earthworks must not exceed 600mm in width, but subject to INF-S17, may be of unlimited length if associated with trenching. 2. The earthworks must be located directly above existing underground infrastructure."	Support the intent of the provision. Unclear whether the 600mm width limit would also limit the 'length' of an excavation, or whether it is intended to enable an activity such as trenching to occur, where the maximum width is 600mm, but where the trenching may occur over a longer distance. Should be amended to provide certainty on how the standard would apply.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	117	PINF - Protection of infrastructure	Chapter Introduction	Support in part	Amend the Protection of Infrastructure chapter as follows: "~~Adverse effects from~~ Land use and development can adversely affect the operation and development of infrastructure and regionally significant infrastructure and can thereby impact the successful functioning of the city. This includes direct adverse effects from buildings and structures which have potential to obstruct access to infrastructure as well as reverse sensitivity effects, where an activity sensitive to the effects of infrastructure are established nearby, leading to constraints and additional costs for the operation or development of the infrastructure. This chapter includes provisions which are intended to protect the Gas Transmission Network and the National Grid from adverse effects arising from land use and development. Other chapters of the District Plan also play a role in managing adverse effects on infrastructure. In particular: - The Earthworks chapter, which controls earthworks near gas transmission infrastructure and the National Grid, - The Hazardous Substances chapter, which includes provisions to protect ~~gas and~~ regionally significant petroleum infrastructure, including the Hutt City fuel transmission pipeline, - The Noise chapter, which includes provisions to control activities sensitive to noise near state highways and rail corridors, and - The Subdivision chapter, which controls subdivision near gas transmission infrastructure and the National Grid."	Support the intent of the introduction. Should be amended to address the Hutt City Wharfline. The bulk fuel storage terminals in Seaview are defined in the Regional Policy Statement and Natural Resources Plan as regionally significant infrastructure, but are not 'infrastructure' as defined in Section 2 of the RMA and PDP. It is appropriate to include specific reference to RSI in this chapter and specifically where reference is made to the protection of the regionally significant fuel terminals and pipeline at Seaview. Otherwise, it is unclear that the provisions of this chapter will extend to protecting all regionally significant infrastructure. Finally, an amendment is sought to reflect that gas infrastructure is not addressed in the Hazardous Substance chapter, and 'gas and petroleum infrastructure' is not a defined term.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	118	PINF - Protection of infrastructure	PINF-O1 Adverse effects on infrastructure	Support in part	Amend PINF-O1 as follows: "**PINF-O1 Adverse effects on regionally significant infrastructure and other infrastructure** The adverse effects of subdivision, use, and development do not compromise the operation and development of infrastructure or regionally significant infrastructure."	Support the intent of ensuring that subdivision, use and development to not compromise infrastructure operation and development. The definition of regionally significant infrastructure is distinct to the definition of 'infrastructure' and without specific reference to regionally significant infrastructure, there is a risk that regionally significant infrastructure won't benefit from the protective provisions of this part of the Plan.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	119	PINF - Protection of infrastructure	PINF-P1 Protecting regionally significant infrastructure	Support in part	Amend PINF-P1 as follows: **"PINF-P1 Protecting regionally significant infrastructure Regionally significant infrastructure is protected from incompatible new subdivision, use and development by:** 1. Avoiding the location of activities sensitive to hazardous substance risk within the Hutt City fuel transmission pipeline corridor and Hazardous Substances Risk Management Overlay.~~a defined risk management overlay.~~ 2. Avoiding activities sensitive to the National Grid, and controlling buildings, structures and earthworks within a defined National Grid Yard. 3. Controlling subdivision within a defined National Grid Subdivision Corridor. 4. Controlling subdivision, buildings, structures, earthworks and activities sensitive to gas transmission infrastructure within a defined Gas Transmission Pipeline Corridor Controlling noise sensitive activities within a defined Highway and Railway Noise Overlay."	Support the intent of this provision to ensure that regionally significant infrastructure is protected from incompatible subdivision, use and development. Amendment is sought to address the requirement to avoid sensitive activities within the Hutt City fuel transmission pipeline corridor and Hazardous Substances Risk Management Overlay.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	120	PINF - Protection of infrastructure	Rules overview	Support in part	Amend the Rules overview as follows: **"Rules** This chapter includes provisions for the protection of infrastructure from the adverse effects of land use and development. The rules of this chapter address: ... • Provisions controlling activities sensitive to hazardous substance risks within the Hutt City fuel transmission pipeline corridor and Hazardous Substances Risk Management Overlay ~~risk management overlay or within 250m of an existing significant hazardous facility~~ (located in the Hazardous Substances chapter~~. The facilities protected by these provisions include gas and~~ which contains provisions protecting existing significant hazardous facilities and associated petroleum infrastructure), or • Provisions controlling earthworks within the National Grid Yard, or within the Gas Transmission Pipeline Corridor (located in the Earthworks chapter)."	Support the intent of this section Seek an amendment to ensure that cross references to the Hazardous Substances chapter are accurate and reflect what the submitter is seeking in relation to the rules relating to the Hutt City fuel transmission pipeline corridor. Provisions protecting gas infrastructure are located in the 'Protection of Infrastructure' chapter, and not the Hazardous Substances chapter. The Hazardous Substances chapter does not set any restrictions on sensitive activities within 250m of an existing SHF, other than where there is a mapped Hazardous Substances Risk Management Overlay.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	121	THW - Three Waters	Chapter Introduction	Support	Retain as notified	Support the general intent of the three waters provisions, including ensuring hydraulic neutrally with respect to peak stormwater runoff from the site in its current state, and the application water sensitive design to new development. Applying water sensitive design to existing developments is problematic and costly.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	122	THW - Three Waters	THW-O2 (Hydraulic neutrality and stormwater management)	Support	Retain as notified	Support the objective to manage stormwater runoff compared to current stormwater levels.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	123	THW - Three Waters	THW-P1 (Three waters infrastructure servicing)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	124	THW - Three Waters	THW-P2 (Three waters infrastructure capacity)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	125	THW - Three Waters	THW-P3 (Hydraulic neutrality)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	126	THW - Three Waters	THW-P4 (Water sensitive design)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	127	THW - Three Waters	THW-R1 (New buildings (excluding accessory buildings) and conversions of existing buildings in an Urban Zone – Connections to the Reticulated Network)	Support	Amend THW-R1 as follows: "1. Activity status: Permitted Where: a. Connection to the existing three water infrastructure achieves compliance with: ... iii. For stormwater: The performance ~~standard~~ criteria in Chapter 4~~, section 4.2~~ of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0."	Support the intent of R1, including its exclusion to accessary buildings. Assumes that the reference in clause (1)(a)(iii) to "performance standard" in Chapter 4 of the Wellington Water Regional Standard for Water Services (RSWS) means the performance criteria in the RSWS. This should be added to clause (a)(iii) for clarity. This in turn, helps to clarify the matters for which discretion is restricted in clause (2) of the rule.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	128	THW - Three Waters	THW-R2 New buildings (excluding accessory buildings) in an Urban Zone - Hydraulic neutrality	Support in part	Amend THW-R2 as follows: 1. Activity status: Permitted Where: a. For development of n~~o more than three residential units~~ one to three residential units or a non-residential building with a building footprint of less than 200m2: i. ~~The development incorporates a~~ A Wellington Water Limited approved solution for managing the rate of stormwater runoff is incorporated~~.~~, or ii. The rate of stormwater released from the site does not exceed the modelled peak flows and volumes prior to the development. b. For development of four or more residential units, a retirement village, or a non-residential building with a building footprint of more than 200m2: i. ~~Stormwater management measures are incorporated which achieve post development peak stormwater flows which are the same or less than the modelled peak flows for the site before the commencement of the development.~~ Stormwater management measures are incorporated so that the rate of stormwater released from the site does not exceed the modelled peak flows and volumes prior to the development. Notes: 1. A~~n~~ Wellington Water Limited approved solution is one which meets the requirements of the Wellington Water Managing Stormwater Runoff – The Use of Approved Solutions for Hydraulic Neutrality, March 2024, Version 5.	Support the intent of the rule, including its exclusion to accessary buildings. Small-scale non-residential buildings should be a permitted activity if they do not increase pre-development peak flows / volumes. The fourth sentence of the Note section reads as a permitted activity condition or exclusion and should be incorporated into the rule itself.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	129	THW - Three Waters	THW-R3 New buildings (excluding accessory buildings) in an Urban Zone – Water Sensitive Design	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	130	TR - Transport	Chapter Introduction	Support	Retain as notified	The Fuel Companies support the intent of the introduction and seek that it be retained.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	131	TR - Transport	TR-O1 Purpose	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	132	TR - Transport	TR-P1 Required transport facilities	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	133	TR - Transport	TR-P2 Enabled transport facilities	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	134	TR - Transport	TR-P3 Potentially incompatible activities and transport facilities	Support in part	Amend TR-P3 as follows: "1. Only allow activities that do not meet standards for provision or design of transport facilities where: ... e. They are consistent with the planned outcomes in relation to character and amenity of the zones and precincts in which they are located <u>and</u> <u>f. It is conducive to reducing reliance on private motor vehicles</u>. 2. Transport facilities may be incompatible if: ... ~~d. the provision of transport facilities is not conducive to reducing reliance on private motor vehicles, or~~ ..."	Submitter supports the general intent of this provision regarding potentially incompatible activities and transport facilities. A reduced reliance on private motor vehicles is not a compatibility issue for transport facilities, but rather, is more relevant to the provision or design of transport facilities that don't meet the required standards, such that it would promote a reduced reliance on private motor vehicles.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	135	TR - Transport	TR-P4 Incompatible transport facilities	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	136	TR - Transport	TR-P5 High trip generating activities	Support in part	Amend TR-P5 as follows: "Manage the design and location of high trip generating activities to: 1. ~~to f~~Facilitate, where relevant, the uptake of active and public transport modes~~,~~ and reduce reliance on private motor vehicles, and 2. ~~to m~~Minimise adverse effects on the safety, efficiency, and multi-modal function of the transport network."	Support the general intent of the policy. While provision is typically made for safe pedestrian and cyclist access to service stations, accessibility by public transport (and reducing private motor vehicle reliance) is not relevant to the appropriate design and location of service stations. Submitter anticipates that the relevance of this clause varies across the wide range of high trip generating activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	137	TR - Transport	TR-P7 Positive effects	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	138	TR - Transport	New policy - electric vehicle charging	Support	Add policy TR-PX as follows: "**TR-PX Electric vehicle charging devices** Encourage existing and new land uses to support an integrated and sustainable transport network by enabling electric vehicle charging devices."	Requested to enable the installation and operation of electric vehicle charging devices, thereby encouraging more sustainable means of transportation and reducing the City's carbon emissions, as sought by CCSD-O1 and the Transport chapter introduction.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	139	TR - Transport	New rule - electric vehicle charging devices	Support	Add TR-RX as follows: "**TR-RX Electric vehicle charging devices** All zones 1. Activity status: Permitted Where: a. The electric vehicle charging device is installed immediately adjacent to an existing, permitted or consented motor vehicle parking space. *Note: The electric vehicle charging device does not have to comply with underlying zone rules and standards.* All zones 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TR-RX.1. Matters of discretion are restricted to: 1. The potential for adverse effects on the safety and efficiency of land transport infrastructure. *Notification:* *Public notification is precluded for applications under this rule.* "	Requested to enable the installation and operation of electric vehicle charging devices, thereby encouraging more sustainable means of transportation and reducing the City's carbon emissions, as sought by CCSD-O1 and the Transport chapter introduction.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	140	TR - Transport	TR-R1 All activities – Transport facilities, excluding vehicle crossings	Support in part	Amend TR-R1 as follows: "1. Activity status: Permitted Where: a. Compliance is achieved with: ... ~~iv. TR-S4: Classification of vehicle crossings and driveways,~~ ..."	Support the intent of a general permitted activity rule. The rule is ambiguous given the broad definition of "transport facilities" and comprehensive list of standards. Refer to original submission for full reasons.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	141	TR - Transport	TR-R2 New vehicle crossings	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	142	TR - Transport	TR-R3 All activities – Trip generation	Multiple	Amend TR-R3 as follows: "All zones 1. Activity status: Permitted Where: ... ~~b. Where the activities are located in the City Centre Zone, Metropolitan Centre Zone or the Specified High Trip Generator Exemption Overlay, no more than 10 on-site motor vehicle parking spaces are provided for the activity, and~~ ... All zones 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TR-R3.1, or b. The activity is a ~~new service station or a~~ new drive-through activity. Matters of discretion are restricted to: 1. The extent that the development provides for active and public transport modes where relevant. ..."	The relevance of an on-site parking space condition for a high trip generating activity rule is unclear. Support a permitted activity pathway for the alteration or expansion of existing high trip generating activities if the specified criteria are met. Regarding clause (2)(a): Requiring a consent and an Integrated Transport Assessment for any service station is not an effects-based approach. High trip generation threshold of six refuelling spaces should be applied to service stations. Assessing the extent of development providing for active and public transport modes should be qualified to only where it is relevant.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	143	TR - Transport	Table 8: High trip generating activity thresholds	Support in part	Amend Table 8 to add high trip generating activity thresholds for service stations, with thresholds of six refuelling spaces in the City Centre Zone and Metropolitan Centre Zone, All other zones, and Specific High Trip Generator Exemption Overlay (see original submission for how the table would be edited).	The number of refuelling spaces is a more appropriate threshold (and easier to apply) for service stations activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	144	TR - Transport	TR-S4 Classification of vehicle crossings and driveways	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	145	TR - Transport	TR-S5 Vehicle crossings – Number, location and width	Support in part	Amend TR-S5.2 as follows: "2. Where a site has more than one frontage and, in accordance with TR-S5.1, is permitted only one vehicle crossing, the location selection of the vehicle crossing must be in accordance with the following order of precedence: a. Local streets, then b. Urban connectors or Rural roads, then c. Any other road."	Could be read to mean that only one vehicle crossing is permitted in all situations, regardless of the total frontage width, but this does not appear to be the intent. Should be clarified.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	146	TR - Transport	TR-S6 Vehicle crossings – Separation distances and design	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	147	TR - Transport	TR-S7 Driveways	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	148	TR - Transport	TR-S8 Design requirements for motor vehicle parking, circulation, and manoeuvring	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	149	TR - Transport	TR-S9 Loading and unloading - Non-residential	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	150	TR - Transport	Table 2: Driveway and vehicle crossing classification	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	151	TR - Transport	Table 6: Minimum provision of loading spaces for non- residential activity	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	152	CL - Contaminated Land	Chapter Introduction	Support in part	Replace the introduction of the Contaminated Land chapter with the following: The purpose of the Contaminated Land chapter is to ensure that contaminated land is identified and managed so that it is safe for human health and its intended use. Hutt City Council, Wellington Regional Council and the Ministry for the Environment all play a role in managing contaminated land: • The Ministry for the Environment maintains the Hazardous Activities and Industries List (HAIL). This is a list of activities and industries that are likely to contaminate land through the use, storage or disposal of hazardous substances. • Wellington Regional Council is responsible for the investigation of land for the purposes of identifying and monitoring contaminated land. As part of this role, Wellington Regional Council administers the Selected Land Use Register (SLUR). This is a regional database of sites that have or may have been used for activities and industries listed in the HAIL. Wellington Regional Council is also responsible for controlling discharges of contaminants into or onto land, air, or water and discharges of water into water. • Hutt City Council is responsible for controlling any actual or potential effects of the use, development, or protection of land for the purpose of preventing and mitigating any adverse effects of the development, subdivision or use of contaminated land. In performing this function, Hutt City Council uses the HAIL and SLUR to identify and record information on contaminated land.	Support the general intent of the introduction. The introduction can be shorter as it is not necessary to define contaminated land and hazardous substances as it is already contained in the Definitions chapter. It is inappropriate to refer to potential impacts on the "natural environment" due to the Council's regulatory function under the NESCS. It is incorrect to say that any activities on land where an activity on the Hazardous Activities and Industries List has occurred must comply with the NESCS.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	153	CL - Contaminated Land	CL-O1 Safety of contaminated land	Support in part	Amend CL-O1 as follows: "Contaminated and potentially contaminated land ~~is~~ are safe for human health and ~~its~~ their intended use."	Should refer to human health per the NESCS.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	154	CL - Contaminated Land	CL-P1 Identification of contaminated and potentially contaminated land	Support in part	Amend CL-P2 as follows: "Identify contaminated ~~land~~ and potentially contaminated land prior to subdivision, change of use, or development by: 1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and 2. Requiring the investigation of contaminant risks, where necessary, for sites with a history of land use or activity that could have resulted in contamination of soil."	Support the general intent of provision Investigations prior to activities on contaminated land are not necessary in every instance. and may not offer any particular benefit as the nature of potential contaminants is known and there are appropriate remediation or management measures.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	155	CL - Contaminated Land	CL-P2 Management of contaminated land	Support in part	Amend CL-P2 as follows: "~~Minimise the risk to human health from the subdivision, change of use, removal or replacement of fuel storage systems, or sampling or disturbing soil of contaminated land by:~~ ~~1. Encouraging a best practice approach to site management for sites with elevated contaminant levels, which may include remediation, containment, and/or the disposal of contaminated soil, and~~ ~~2. Ensuring the land is safe for its intended use.~~ Ensure that the subdivision, change of use or development of contaminated and potentially contaminated land is managed (such as remediation, pathway controls or receptor controls where necessary) so that it is safe for human health and its intended use."	Policy could be simpler.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	156	CL - Contaminated Land	CL-P3 Benefit of remediating contaminated land	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	157	CL - Contaminated Land	Rules section	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	158	HS - Hazardous Substances	All of chapter – “sensitive environments”	Support in part	Amend to replace references to “sensitive environments” in the Hazardous Substance chapter with the defined term “specified overlay”, as noted in the relief sought in the submitter's other submission points on the chapter.	“Sensitive environments” are not defined in the PDP. Rather than create a new definition, the reference to “sensitive environments” should be replaced with the defined term for “specified overlay”, which includes Heritage Ares, Sites and areas of significance to Māori (Category 1), Natural Character Areas, and Outstanding Natural Features or Landscapes.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	159	HS - Hazardous Substances	Chapter Introduction	Support in part	Amend the introduction of the Hazardous Substances chapter as follows: "The purpose of the Hazardous Substances chapter is to protect people, communities and the environment from the residual risk of facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances, including significant hazardous facilities. This chapter seeks to manage: 1. Reverse sensitivity effects between existing lawfully established significant hazardous facilities and new or intensified activities sensitive to hazardous substance risks, 2. The residual risk from significant hazardous facilities to public safety, for example, risks to the public beyond the site boundary, and 3. Management of cumulative effects of multiple significant hazardous facilities near each other. ... The District Plan manages only the residual risk and cumulative risk to the health and wellbeing of people and communities, and adverse effects on ~~sensitive environments~~ a specified overlay after non-District Plan statutory rules and controls, including any subordinate instruments, in place with respect to hazardous substances have been complied with. ..."	Support the recognition of the Hazardous Substances and New Organisms Act 1996 and Health and Safety at Work legislation as being the primary mechanism for controlling and managing the use and storage of hazardous substances. Agree with the limitations to the control and management of hazardous substances under the RMA as set out in the introduction to this chapter. Should clarify the need to manage reverse sensitivity issues experienced in relation to the intensification of existing sensitive activities, as well as new sensitive activities. Should add an explanation of the Hazardous Substances Risk Management Overlay to help plan users understand its context and importance.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	160	HS - Hazardous Substances	HS-O1 Protection from residual risk	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	161	HS - Hazardous Substances	HS-O2 Protection of existing significant hazardous facilities	Support	Retain as notified	Support the intent of this objective. Should include recognition of the need to avoid sensitive activities from locating in close proximity to the Hutt City fuel transmission pipeline, which does not meet the definition of a 'significant hazardous facility' but which QRA work has demonstrated generates residual risk.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	162	HS - Hazardous Substances	HS-P1 Location of hazardous facilities	Oppose	Amend Policy HS-P1 as follows: "Ensure significant hazardous facilities ~~and activities~~ involving the manufacture, use, storage, transportation, or disposal of hazardous substances~~, including significant hazardous facilities,~~ are appropriately located and managed by: 1. Avoiding unacceptable residual risk to human health, people, and communities as determined through the use of a Quantitative Risk Assessment or other acceptable risk assessment process ~~for the proposed activity~~, having regard to ~~including its~~ site characteristics and any cumulative risk from other nearby hazardous facilities. ~~2. Recognising the purpose of the zone in which the proposed activity is located, and the sensitivity of the activities that are enabled in that zone,~~ 3. Locating new significant hazardous facilities outside of ~~sensitive environments~~ a specified overlay, and ..."	Oppose application to all facilities using or storing hazardous substances and is not limited just to Significant Hazardous Facilities. That is contrary to the recognition provided in the introduction to the chapter that the HSNO and WorkSafe legislation represent the primary mechanism for the management of hazardous substances, and the role of district plans is limited. For HS-P1(1), a broader approach to risk assessment is appropriate, and it should be amended to recognise alternative types of risk assessment. Policy HS-P1(2) conflates the role of the underlying zone provisions. It is unclear what the term 'sensitivity' is supposed to mean in the context of this policy. Concerned with application of HS-P1(3) for existing Significant Hazardous Facilities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	163	HS - Hazardous Substances	HS-P2 Identify areas of unacceptable residual risk	Support in part	Amend Policy HS-P2 to clarify the type of activities that are considered to be subject to an unacceptable level of risk within the 1 x 10-6 contour around a SHF. This could be by making changes along the following lines: "Identify areas where activities are exposed to an unacceptable level of residual risk from existing significant hazardous facilities ~~based on a risk threshold of 1×10^{-6},~~ and map these areas using the Hazardous Substances Risk Management Overlay or a pipeline corridor overlay."	Support the intent of the policy. Risk associated with a significant hazardous facility may not necessarily be measured in terms of individual fatality risk and/or quantitative risk assessment may not necessarily be warranted for all significant hazardous facilities. The policy should not be limited to the 1 in one million individual fatality risk contour. Should include reference to the proposed Hutt City fuel transmission pipeline corridor.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	164	HS - Hazardous Substances	HS-P3 Location of activities sensitive to hazardous substance risks	Support in part	Amend HS-P3 as follows: Require activities sensitive to hazardous substance risks to be adequately separated from significant hazardous facilities ~~to~~ by: 1. Avoiding new activities sensitive to hazardous substance risks, and the intensification or expansion of existing activities sensitive to hazardous substance risks, locating in areas exposed to unacceptable residual risks from existing significant hazardous facilities, and 2. Avoiding ~~Minimise~~ reverse sensitivity effects on existing significant hazardous facilities.	Support the intent of the policy. Policy should also apply to intensification of existing sensitive activities, which would be consistent with qualitative risk management principles of avoiding all avoidable risk.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	165	HS - Hazardous Substances	HS-R1 Additions or alterations to existing significant hazardous facilities	Support in part	Amend HS-R1 as follows: **"HS-R1 Additions, ~~or~~ alterations or new buildings or structures at ~~to~~ existing significant hazardous facilities** All Zones 1. Activity status: Permitted Where: a. The activity does not increase ~~change~~ the risk profile of the significant hazardous facility, as measured from 6 February 2025, and b. There is no more than a 10% increase in the volume of hazardous substances manufactured, used, stored, transported, or disposed of, as measured from 6 February 2025. All zones 1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with HS-R1.1 Matters of discretion are restricted to: ... 4. Proximity to ~~Separation distances between~~ activities sensitive to hazardous substance risks, ~~sensitive environments~~ a specified overlay, and adjacent hazardous facilities and/or activities, including the number of people potentially at risk from the proposed expansion or upgrading to the facility. ..."	Support the intent of Rule HS-R1. The terms 'additions' and 'alterations' are both defined in the PDP as applying to changes to existing buildings or structures only. As proposed, the rule would not enable changes to the facility as a whole, that involve new buildings or structures, but which have no bearing on the risk profile of the facility. The rule should enable new buildings and structures not affecting risk. The rule should focus on controlling any increase in the risk profile of the Significant Hazardous Facility. There may be some existing SHFs that are already located in or near the specified overlays, so achieving a 'separation distance' from these overlays would not be appropriate or efficient.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	166	HS - Hazardous Substances	HS-R2 New significant hazardous facilities	Support in part	Amend HS-R2 as follows: **HS-R2 New significant hazardous facilities** *Heavy Industrial Zone* 1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with HS-R1.1 Matters of discretion are restricted to: [...] 3. Proximity to ~~Adequate separation distances between~~ activities sensitive to hazardous substance risks, ~~sensitive environments~~ a specified overlay, and adjacent hazardous facilities and/or activities. [...]	There may be some existing SHFs that are already located in or near the specified overlays, so achieving a 'separation distance' from these overlays would not be appropriate or efficient.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	167	HS - Hazardous Substances	HS-R2 New significant hazardous facilities	Oppose in part	Amend HS-R2 as follows: **HS-R2 New significant hazardous facilities** *Light Industrial Zone* *Residential Zones* *Rural Zones* *Commercial and Mixed Use Zones* *Open Space and Recreation Zones* *Special Purpose Zones* Activity status: ~~Non-complying~~ Discretionary	The proposed definition of 'significant hazardous facilities' is likely to capture many service stations and truck stops. If the definition of 'significant hazardous facilities' is not amended to exclude service stations and truck stops (as requested elsewhere in the submission), the submitter opposes a non-complying activity status for these activities in the Light Industrial Zone, Residential Zones, Rural Zones, Commercial and Mixed Use Zones, Open Space and Recreation Zones, and Special Purpose Zones. Hazardous Substances and New Organisms Codes of Practice are widely recognised as managing risks associated with storage at retail service stations and truck stops to acceptable levels.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	168	HS - Hazardous Substances	HS-R3 New activities sensitive to hazardous substance risks within the Hazardous Substances Risk Management Overlay	Support	Amend HS-R3 as follows: **HS-R3 New activities sensitive to hazardous substance risks or their expansion or intensification, within the Hazardous Substances Risk Management Overlay and the Hutt City fuel transmission pipeline corridor** *All zones* 1. Activity status: Non-complying	Support the intent of this rule. Intensification of existing sensitive activities within proximity to major hazard facilities should also be covered. Same approach should be applied to management of risk within the modelled sensitive activity setback distance, of 40 metres, from the Hutt City fuel transmission pipeline.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	169	NH - Natural Hazards	Chapter Introduction	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	170	NH - Natural Hazards	NH-O1 Risk from Natural Hazards in High Natural Hazard Overlays	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	171	NH - Natural Hazards	NH-O2 Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	172	NH - Natural Hazards	NH-O3 Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	173	NH - Natural Hazards	NH-P1 Risk-Based Approach	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	174	NH - Natural Hazards	NH-P2 Levels of Risk	Support in part	Amend NH-P2 as follows: Subdivision, use and development manages the natural hazard risk to people, buildings and infrastructure by: [...] 4. Enabling use, or development within the Natural Hazard Overlays that ~~have~~ either: a. Have a low occupancy, b. ~~or~~ A low replacement value, c. Are of a limited size, or d. Are resilient to the impacts of natural hazards ~~within the Natural Hazard Overlays~~.	Support the intent of the policy. Under clause (4), one of the considerations should be the resilience of the use or development to the impacts of the natural hazard.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	175	NH - Natural Hazards	NH-P8 Additions to existing buildings and structures in the Flood Hazard Overlays	Support in part	Amend NH-P8 as follows: [...] 2. Allow for additions to existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay, where: a. The risk to people, and buildings on site from the 1% Annual Exceedance Probability Flood is minimised due to the incorporation of mitigation measures where necessary, [...]	Support the general intent of the policy. Mitigation measures of Clause 2(a) may not be required in every case as it depends on the use, location, size and design of the existing "building" and the hazard risk of each site.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	176	NH - Natural Hazards	NH-P9 Subdivision, use and development in the Flood Hazard Overlays	Support in part	Amend NH-P9 as follows: Subdivision, use and development in the Flood Hazard Overlays are managed as follows: [...] 2. Provide for new buildings and structures, building platforms and the conversion of existing buildings that will contain activities least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where: a. The existing risk to people and buildings on site from the 1% Annual Exceedance Probability Flood is reduced or avoided due to the incorporation of mitigation measures where necessary; b. The risk to people and buildings on adjacent properties is reduced or avoided from the 1% Annual Exceedance Probability Flood; and c. The Medium Flood Hazard Overlay or High Flood Hazard Overlay is unimpeded and unobstructed to allow for the conveyancing of flood waters and flood water is not diverted onto adjacent properties or blocked. 3. Allow for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay, where: a. The subdivision, development and use incorporates mitigation measures where necessary to ensure the risk to people and buildings from the 1% Annual Exceedance Probability flood event is minimised, and	Support the general intent of the policy. Mitigation measures may not be required in every case as it depends on the use, location, size and design of the existing "building" and the hazard risk of each site. Regarding clause (4)(c), not all buildings associated with an Significant Hazardous Facility contain hazardous substances.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	177	NH - Natural Hazards	NH-R7 Additions to existing buildings and structures for activities least sensitive to natural hazards in the Flood Hazard Overlays	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	178	NH - Natural Hazards	NH-R8 Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay	Oppose in part	Amend NH-R8 as follows: All zones 1. Activity status: Permitted Where: a. ~~When~~ located within a Low Flood Hazard Overlay, the finished floor levels of the building are located above the 1% Flood Annual Exceedance Probability level, plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard~~.~~, or b. The building or structure does not contain a habitable room.	Support the intent of the rule. Question the appropriateness of Clause (1)(a) given the broad definition of "buildings" would include existing non-habitable buildings or structures.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	179	NH - Natural Hazards	NH-R9 Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	180	NH - Natural Hazards	NH-R10 New buildings and structures and the Conversion of Existing Buildings for activities least sensitive to natural hazards within the Low Flood Hazard Overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	181	NH - Natural Hazards	NH-R11 New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay	Oppose in part	Replace NH-R11 as follows: *All zones* 1. Activity status: Permitted Where: a. The gross floor area of the new building, structure or conversion is no more than 10m2, or b. The building or structure is not fully enclosed by walls and does not have a constructed floor. *All zones* 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with NH-R11.1. Matters of discretion are restricted to: 1. The relevant matters in NH-P9: Subdivision, Use and Development in the Flood Hazard Overlays.	Oppose a blanket resource consent requirement for any new building or structure. Would be unnecessary to require a resource consent for buildings of a very limited size or where buildings are resilient to risks.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	182	NH - Natural Hazards	NH-R12 New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Low Flood Hazard Overlay	Support	Retain as notified	Support the intent of the rule. Unclear how the rule applies to structures as the rule's clause (1)(a) only references buildings.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	183	NH - Natural Hazards	NH-R13 New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	184	NH - Natural Hazards	NH-R15 Additions to existing buildings and structures for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Liquefaction Hazard Overlay	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	185	NH - Natural Hazards	NH-R16 New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	186	NH - Natural Hazards	NH-R17 New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay	Support	Retain as notified	Support the intent of this rule provided that bulk fuel storage terminals / associated infrastructure, service stations and truck stops are not captured by the rule.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	187	CE - Coastal Environment (General)	Chapter Introduction	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	188	CE - Coastal Environment (Hazards)	CE-O3 Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	189	CE - Coastal Environment (Hazards)	CE-O4 Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	190	CE - Coastal Environment (Hazards)	CE-O5 Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area	Support	Amend CE-O5 as follows: **Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard ~~Area~~ Overlays** Provide for subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone while also ensuring development and use in this area minimises the risk from coastal hazards to people, buildings and infrastructure.	Clarify that the rule refers to the defined and mapped "Coastal Hazard Overlays", which includes the overlays for Tsunami Hazards and Coastal Inundation Hazards.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	191	CE - Coastal Environment (Hazards)	CE-P6 Use and Development in the Coastal Environment	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	192	CE - Coastal Environment (Hazards)	CE-P8 Risk-Based Approach	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	193	CE - Coastal Environment (Hazards)	CE-P9 Levels of Risk	Support in part	Amend CE-P9 as follows: Ensure, subdivision, use and development manages the coastal hazard risk to people, buildings and infrastructure by: 1. Avoiding buildings and activities in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay (with the exception of buildings or structures of limited size or in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development minimises the existing risk from coastal hazards to people, buildings and infrastructure. [...] 4. Enabling use, or development within the Coastal Hazard Overlays that ~~have~~ either: a. Have a low occupancy, b. ~~or~~ A low replacement value, c. Are of a limited size, or d. Are resilient to the impacts of natural hazards ~~within the Coastal Hazard Overlays~~.	Support the intent of this policy. Clause (4) should include consideration of the resilience of the use or development to the impacts of the coastal hazard.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	194	CE - Coastal Environment (Hazards)	CE-P14 Additions to existing buildings and structures within the Coastal Hazard Overlays	Support	Retain as notified	Support the intent of this provision provided this supports the amendments sought by the submitter on CE-R10 and CE-R11, and specifically permitted activity pathway for additions of a limited size in Seaview's industrial zones to align with that provided for new buildings and structures under CE-R15.2.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	195	CE - Coastal Environment (Hazards)	CE-P15 Subdivision, Use and Development within the Coastal Hazard Overlays	Support	Retain as notified	Support the intent of this provision provided this supports the amendments sought on CE-R15, and specifically permitted activity pathway in the Medium and High Coastal Hazard Overlays for buildings of a limited size, or buildings that are not fully enclosed and do not have a constructed floor.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	196	CE - Coastal Environment (Hazards)	CE-R4 Land use activities in the Coastal Environment	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	197	CE - Coastal Environment (Hazards)	CE-R6 Maintenance, repair, alteration and demolition of existing buildings and structures in the Coastal Environment	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	198	CE - Coastal Environment (Hazards)	CE-R7 New buildings and structures and additions to existing buildings and structures in the Coastal Environment	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	199	CE - Coastal Environment (Hazards)	CE-R8 Additions to existing buildings and structures for activities least sensitive to natural hazards in all Coastal Hazard Overlays	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	200	CE - Coastal Environment (Hazards)	CE-R9 Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	201	CE - Coastal Environment (Hazards)	CE-R10 Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays	Oppose in part	Amend CE-R10 as follows: *General Industrial Zone in Seaview* *Heavy Industrial Zone in Seaview* 1. Activity status: Permitted Where: a. The addition does not increase the building footprint by more than 200m2. *All Zones excluding* *General Industrial Zone in Seaview* *Heavy Industrial Zone in Seaview* ~~1.~~2. Activity status: Permitted Where: a. The addition is for an activity potentially sensitive to natural hazards and does not increase the building footprint by more than 100m2, or b. The addition is for an activity most sensitive to natural hazards and does not increase the building footprint by more than 50m2. *All Zones* ~~2.~~3. Activity status: Restricted discretionary Where: a. Compliance with the requirements of CE-R10.1~~a~~ or CE-R10.2 cannot be achieved. Matters of discretion are restricted to: 1. The relevant matters in CE-P14: Additions to existing buildings	The rule should permit additions in Seaview's industrial zones up to 200m2, as CE-R15.2 permits new buildings or structures up to 200m2 in the Medium Coastal Hazard Overlay.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	202	CE - Coastal Environment (Hazards)	CE-R11 Additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays	Oppose in part	Amend CE-R11 as follows: *General Industrial Zone in Seaview* *Heavy Industrial Zone in Seaview* 1. Activity status: Permitted Where: a. The addition does not increase the building footprint by more than 200m2. 2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of CE-R11.12 cannot be achieved. Matters of discretion are restricted to: The relevant matters in CE-P14: Additions to existing buildings and structures within the Coastal Hazard Overlays. *All Zones excluding* *General Industrial Zone in Seaview* *Heavy Industrial Zone in Seaview* ~~1.~~3. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The relevant matters in CE-P14: Additions to existing buildings and structures within the Coastal Hazard Overlays.	A permitted activity pathway should be provided for additions in Seaview's industrial zones.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	203	CE - Coastal Environment (Hazards)	CE-R12 Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays	Support	Retain as notified	Support the intent of this provision provided that bulk fuel storage terminals / associated infrastructure, service stations and truck stops are not captured by this rule (see submitter's submission point on definitions of "activities most sensitive to natural hazards", "activities potentially sensitive to natural hazards" and "significant hazardous facilities").
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	204	CE - Coastal Environment (Hazards)	CE-R13 New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards in the Coastal Hazard Overlays	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	205	CE - Coastal Environment (Hazards)	CE-R14 Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	206	CE - Coastal Environment (Hazards)	CE-R15 New buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays	Multiple	Amend CE-R15 as follows: 1. Activity status: Permitted Where: a. The new building or structure is located in a Low Tsunami Hazard Overlay, or b. The new building or structure is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and does not exceed 10m2 gross floor area c. The building or structure in the Coastal Hazard Overlays is not fully enclosed by walls and does not have a constructed floor. [...] 4. Activity status: Restricted discretionary Where: a. The new building or structure is located in a Medium Coastal Hazard Overlay and has a gross floor area greater than 10m2. Matters of discretion are restricted to: a. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays. 5. Activity status: Discretionary Where: a. The new building or structure is located in a High Coastal Hazard Overlay and has a gross floor area greater than 10m2.	Support clauses (2) and (3) for the permitted and restricted discretionary activity frameworks for the Seaview General and Heavy Industrial Zones and Petone Metropolitan Centre Zone. For other zones, oppose a blanket resource consent requirement for any new building or structure under clauses (4) and (5) relating to the medium and high coastal hazard overlays. Unnecessary with respect to its effects on coastal hazard risks to require a resource consent for buildings of a very limited size or where buildings are resilient to the coastal hazard risks.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	207	CE - Coastal Environment (Hazards)	CE-R16 New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays	Support	Retain as notified	Support the intent of this provision provided that bulk fuel storage terminals / associated infrastructure, service stations and truck stops are not captured by this rule (see submitter's submission point on definitions of “activities most sensitive to natural hazards”, “activities potentially sensitive to natural hazards” and “significant hazardous facilities”).
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	208	EW - Earthworks	Chapter Introduction	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	209	EW - Earthworks	EW-O1 Earthworks	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	210	EW - Earthworks	EW-P1 Minor earthworks	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	211	EW - Earthworks	EW-P2 Appropriate earthworks	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	212	EW - Earthworks	EW-P6 Earthworks within Flood Hazard Overlays	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	213	EW - Earthworks	EW-P10 Earthworks on Sites and in Areas of Significance to Māori	Support in part	Amend EW-P10 as follows: Earthworks on sites and in areas of significance to Māori are managed as follows: 1. Enable small-scale earthworks for burials within existing sites or areas of significance to Māori that are urupā. 2. Provide for other earthworks on sites and areas of significance in SCHED6 - Sites and Areas of Significance to Māori where it can be demonstrated that the identified values will be protected or maintained, having regard to: a. The extent of the earthworks, b. The manner in which the earthworks are undertaken, c. The monitoring of earthworks, ~~and~~ d. The avoidance of archaeological sites~~.~~, e. the operational need or functional need for the activity to locate on a site or area of significance to Māori, and f. the extent to which the site is already affected by existing development.	Policy could be interpreted as requiring the protection of all sites and areas of significance to Māori in all circumstances. The objective recognise that certain activities may be able to be undertaken on sites in a manner that protects or maintains the values associated with the site, but where some adverse effects occur. The policy does not recognise that some sites and areas of significance to Māori may already be affected by development that is of regional significance and that such activities may have specific operational and functional needs that limit their ability to completely avoid adverse effects.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	214	EW - Earthworks	EW-P13 Earthworks within coastal margins and riparian margins	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	215	EW - Earthworks	EW-R1 Minor earthworks	Support in part	Amend Rule EW-R1 as follows: **Minor Earthworks, except as provided by EW-R15** *All Zones* 1. Activity status: Permitted Where: a. Compliance is achieved with EW-S5. All Zones 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with EW-S5. Matters of discretion are restricted to: 1. The matters of discretion of any infringed standard. 2. The matters in EW-P1: Minor Earthworks	Support the intent of the rule. Amendments sought to clarify rules for minor earthworks within Outstanding Coastal Natural Character Areas are a discretionary activity.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	216	EW - Earthworks	EW-R6 Earthworks within Flood Hazard Overlays	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	217	EW - Earthworks	EW-R10 Earthworks on Sites and in Areas of Significance to Māori	Support in part	Amend Rule EW-R10.1 as follows: *All Zones* 1. Activity status: Permitted Where: a. The earthworks are associated with burials within an existing urupā, or b. Compliance is achieved with EW-S9: Earthworks on Sites and in Areas of Significance to Māori~~.~~, or c. The earthworks are minor earthworks in accordance with EW-R1.1.	Submitter supports the intent of this rule. For the avoidance of doubt, the submitter considers that rule EW- R10 should clarify that minor earthworks in accordance with EW-R1 continue to be a permitted activity within Sites and in Areas of Significance to Māori.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	218	EW - Earthworks	EW-R12 Earthworks within Outstanding Natural Features and Landscapes	Support in part	Amend Rule EW-R12.1 as follows: *All Zones* 1. Activity status: Permitted Where: [...] c. The earthworks are minor earthworks in accordance with EW-R1.1.	For clarity, minor earthworks under each rule should be in accordance with EW-R1 (including compliance with standard EW-S5 as sought by the submitter).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	219	EW - Earthworks	EW-R13 Earthworks within coastal margins and riparian margins	Support in part	Amend Rule EW-R13.1 as follows: *All Zones* 1. Activity status: Permitted Where: [...] c. The earthworks are minor earthworks in accordance with EW-R1.1.	For clarity, minor earthworks under each rule should be in accordance with EW-R1 (including compliance with standard EW-S5 as sought by the submitter).
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	220	EW - Earthworks	EW-R14 Earthworks within High and Very High Coastal Natural Character Areas	Support in part	Amend Rule EW-R14.1 as follows: *All Zones* 1. Activity status: Permitted Where: [...] c. The earthworks are minor earthworks in accordance with EW-R1.1.	For clarity, minor earthworks under each rule should be in accordance with EW-R1 (including compliance with standard EW-S5 as sought by the submitter).
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	221	EW - Earthworks	EW-S1 Area of earthworks	Support in part	Amend EW-S1 as follows: Matters of discretion if the standard is breached: 1. The stability of land or structures in or on the site or adjacent sites. 2. The visual amenity values and character of the surrounding area. 3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform. 4. The retention of silt and sediment on the site and the control of dust. 5. The staging of earthworks. 6. The total area of exposed soils at any point in time. 7. Benefits associated with the earthworks.	Matters of discretion should include the benefits associated with earthworks.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	222	EW - Earthworks	EW-S2 Cut height and fill depth	Support in part	Amend EW-S2 as follows: Matters of discretion if the standard is breached: 1. The stability of land or structures in or on the site or adjacent sites. 2. The visual amenity values and character of the surrounding area. 3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform. 4. The retention of silt and sediment on the site and the control of dust. 5. The staging of earthworks. 6. The total area of exposed soils at any point in time. 7. Benefits associated with the earthworks.	Matters of discretion should include the benefits associated with earthworks.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	223	EW - Earthworks	EW-S4 Transport of cut and fill material	Support in part	Amend EW-S4 as follows: Matters of discretion if the standard is breached: 1. The safe and efficient operation of the transport network. 2. Any nuisance effects. 3. The retention of silt and sediment on site. 4. Benefits associated with the earthworks.	Matters of discretion should include the benefits associated with earthworks.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	224	EW - Earthworks	EW-S5 Site reinstatement	Support in part	Amend EW-S5 as follows: 1. As soon as practical, but no later than three months after the completion of the minor earthworks, earthworks or stages of ~~earth~~works, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.	Minor earthworks should be managed appropriately and meet the requirements of standard EW-S5 for site reinstatement.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	225	EW - Earthworks	EW-S9 Earthworks on Sites and in Areas of Significance to Māori	Support in part	Amend EW-S9 as follows: [...] Matters of discretion if the standard is breached: 1. The effect of the earthworks on the identified Sites and Areas of Significance to Māori. 2. the operational need or functional need for the earthworks to occur.	Matters of discretion should be added to recognise the operational or functional need for the earthworks to occur on sites and areas of significance to Māori.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	226	EW - Earthworks	EW-S11 Earthworks within coastal margins and riparian margins	Support in part	Amend EW-S11 as follows: [...] Matters of discretion if the standard is breached: 1. The effect of the earthworks on the natural character of the coastal margin or riparian margin. 2. The ability to integrate the proposed earthworks and be sympathetic with the surrounding landform. 3. The degree to which the effects of the earthworks can be remedied or mitigated. 4. The operational need or functional need for the earthworks to occur.	A new matter of discretion should be added that accounts for benefits associated with earthworks activities, and operational or functional needs.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	227	TEMP - Temporary Activities	Chapter introduction	Support in part	Amend the introduction to the Temporary Activities chapter as follows: [...] The benefits of temporary activities and the limited duration of adverse effects mean that those effects are likely to be more acceptable to the community. This chapter therefore provides a more liberal pathway for certain temporary activities in zones where they might not otherwise be provided for. Except in the Seaview Marina Zone and Heavy Industrial Zone at Seaview, ~~T~~temporary activities are permitted where they meet certain standards. Where they exceed the thresholds in those standards, operators can apply for resource consents which assess the effects of those activities case by case. Temporary activities in the Seaview Marina Zone and Heavy Industrial Zone at Seaview require resource consent so that risk and reverse sensitivity effects associated with proximity to nearby significant hazardous facilities and the Hutt City fuel transmission pipeline are appropriately avoided or managed. [...]	People congregating in proximity of the Hutt City Wharfline poses potential residual risk and reverse sensitivity issues. Permitting temporary activities in the Seaview Marina Zone and Heavy Industrial Zone at Seaview is particularly dangerous as this could lead to a scenario where large crowds gather in immediate proximity of the Wharfline and fuel terminals, with no requirement to consider / address risk management.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	228	TEMP - Temporary Activities	TEMP-O2 Adverse effects of temporary activities	Support in part	Amend TEMP-O2 as follows: Temporary activities occur in ways that: 1. Protect cultural and heritage values, people's health and safety, and the natural environment, 2. Protect public access to lakes, rivers, and the coast, 3. Do not detract from public access to public spaces (other than any public space in which the temporary activity occurs) and the operations and capacity of the transport network more than is reasonable considering the benefits of the activity, 4. Do not detract from amenity values more than is reasonable considering the benefits of the activity, and 5. Have only temporary adverse effects. 6. In the Seaview Marina Zone and Heavy Industrial Zone at Seaview, avoid unacceptable residual risk and reverse sensitivity effects associated with the nearby significant hazardous facilities and the Hutt City fuel transmission pipeline.	People congregating in proximity of the Hutt City Wharfline poses potential residual risk and reverse sensitivity issues. Permitting temporary activities in the Seaview Marina Zone and Heavy Industrial Zone at Seaview is particularly dangerous as this could lead to a scenario where large crowds gather in immediate proximity of the Wharfline and fuel terminals, with no requirement to consider / address risk management.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	229	TEMP - Temporary Activities	New policy	Support	Add TEMP-PX as follows: **TEMP-PX Temporary activities in the Seaview Marina Zone and Heavy Industrial Zone at Seaview** Ensure that temporary activities within the Seaview Marina Zone and Heavy Industrial Zone at Seaview are appropriately located and managed to avoid unacceptable residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline.	People congregating in proximity of the Hutt City Wharfline poses potential residual risk and reverse sensitivity issues. Permitting temporary activities in the Seaview Marina Zone and Heavy Industrial Zone at Seaview is particularly dangerous as this could lead to a scenario where large crowds gather in immediate proximity of the Wharfline and fuel terminals, with no requirement to consider / address risk management.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	230	TEMP - Temporary Activities	TEMP-R1 Temporary activities	Support in part	Amend TEMP-R1 as follows: *All zones excluding Seaview Marina Zone and Heavy Industrial Zone at Seaview* 1. Activity status: Permitted [...] *All zones excluding Seaview Marina Zone and Heavy Industrial Zone at Seaview* 2. Activity status: Restricted discretionary [...] *Seaview Marina Zone and Heavy Industrial Zone at Seaview* 3. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. Positive effects, including contribution to Lower Hutt's vibrancy, diversity, and prosperity. 2. The management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline.	People congregating in proximity of the Hutt City Wharfline poses potential residual risk and reverse sensitivity issues. Permitting temporary activities in the Seaview Marina Zone and Heavy Industrial Zone at Seaview is particularly dangerous as this could lead to a scenario where large crowds gather in immediate proximity of the Wharfline and fuel terminals, with no requirement to consider / address risk management.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	231	LIZ - Light Industrial Zone	LIZ-O1 Purpose of the zone	Support in part	Amend LIZ-O1 as follows: The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as commercial, community, or government activities that do not compromise the efficiency and functionality of the zone for light industrial activities ~~are not appropriately located in commercial centres~~. The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this.	Should focus on what can appropriately establish in the Light Industrial Zone that is consistent with the zone and doesn't compromise the purpose or integrity of the zone. As proposed, suggests the zone is a default zone for activities that aren't appropriate in commercial centres. That could suggest an assessment of the activity is required in relation to the commercial centres zone provisions to discount why it has not been located in an alternative zone, and or an assessment of alternative sites that may be available in the commercial centres and justification as to why they haven't been selected.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	232	LIZ - Light Industrial Zone	LIZ-O2 Activities in the Zone	Support in part	Amend LIZ-O2 as follows: The Light Industrial Zone: 1. Primarily provides for industrial activities and research activities, 2. Provides for emergency facilities and trade and industrial training activities, 3. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of the Light Industrial Zone ~~commercial centres~~, and c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities. 4. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, and b. Do not result in reverse sensitivity effects that may constrain the establishment and operation of light industrial and research activities. ~~undermine the role of commercial centres~~, and ~~c.~~ Are of a nature and scale that does not undermine the hierarchy of centres. ~~One or more of the following:~~ ~~i. Have a functional need or operational need to locate in an Industrial Zone, or~~ ~~ii. Have significant co-location benefits when located in the area, or~~ ~~iii. Are a commercial activity that is compatible with the light~~	Should focus on activities supporting the role and purpose of the Light Industrial Zone. As proposed, the emphasis on maintaining the centres hierarchy provides for activities that are incompatible with the Light Industrial Zone to establish in the zone, provided the role of commercial centres is protected, which is inappropriate. Continues the approach of suggesting assessment of alternative options and sites in other zones will be required and could then be used as justification for an activity that compromises other Light Industry activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	233	LIZ - Light Industrial Zone	LIZ-O4 Planned character and planned urban built environment of the zone	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	234	LIZ - Light Industrial Zone	LIZ-O5 Character – main through routes	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	235	LIZ - Light Industrial Zone	LIZ-O6 Adverse effects	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	236	LIZ - Light Industrial Zone	LIZ-P2 Residential activities and other activities sensitive to industry	Oppose	Amend LIZ-P2 as follows: 1. ~~Provide for~~ Avoid new residential activities unless ~~where~~ they ~~are~~: a. Are ~~A~~ancillary to or associated with an industrial activity, research activity, or emergency facility, or b. Create a more efficient use of an existing residential activity, and 2. ~~Provide for~~ Avoid other new activities sensitive to industry unless ~~where~~ they ~~are~~: a. Primarily serve the immediate area within the zone, or b. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre, or c. Have appreciable co-location benefits in the Light Industrial Zone in particular. 3. Recognise that residential activities and other activities sensitive to industry are not primary uses in the zone and that amenity values in the zone are governed primarily by industrial needs. 4. Where these activities are not avoided they are ~~M~~managed ~~residential activities and other activities sensitive to industry~~ to ~~mitigate~~ avoid reverse sensitivity effects for industry.	Commercial activities (addressed in Policy LIZ-P4) are far more likely to be compatible with and not result in reverse sensitivity effects in a Light Industry zone than residential activities. The balance between LIZ-P2 and LIZ-P4 should be reversed so that the presumption is that residential activities are avoided unless certain circumstances exist (rather than provided for), and commercial activities are provided for where adverse effects, including reverse sensitivity effects, can be appropriately managed. Policy LIZ-P2 and Policy LIZ-P4 are inconsistent with the activity status of rules where residential activities require restricted discretionary activity consent, at least, in all situations, while provision is made for commercial activities as a permitted activity.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	237	LIZ - Light Industrial Zone	LIZ-P4 Other potentially incompatible activities	Support in part	Amend LIZ-P4 as follows. ~~Avoid~~ Provide for commercial and community activities where ~~unless~~ they: 1. Are ancillary to a permitted activity and support the purpose of the zone, or ~~2. Primarily serve the immediate area within the zone, or~~ 3. Have ~~similar~~ adverse effects and requirements of a nature and scale that is compatible with the ~~to industrial activities that mean they are located in a~~ Light Industrial Zone ~~than in a commercial centre~~ (for example, vehicle-oriented businesses, trade supply retail activities and yard-based retail activities), or 4. ~~Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)~~ Are of a nature and scale that does not undermine the hierarchy of Centres, or 5. Have appreciable co-location benefits with existing industrial activities or research activities in an Industrial Zone; and 6. ~~When these activities are not avoided, they are~~ Are managed to avoid ~~significant~~ reverse sensitivity issues for industry.	The balance between LIZ-P2 and LIZ-P4 should be reversed so that the presumption is that residential activities are avoided unless certain circumstances exist (rather than provided for), and commercial activities are provided for where adverse effects, including reverse sensitivity effects, can be appropriately managed. Commercial activities (addressed in Policy LIZ-P4) are far more likely to be compatible with and not result in reverse sensitivity effects in a Light Industry zone than residential activities (addressed in Policy LIZ-P2).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	238	LIZ - Light Industrial Zone	LIZ-P5 Existing activities	Support in part	Amend LIZ-P5 as follows. Provide for the ongoing operation and maintenance of existing activities while managing their development to support the intended purpose and character of the zone.	The policy intent is appropriate, particularly regarding providing for the ongoing operation of existing activities while managing development to support the zone's planned character and purpose. Specific recognition should be provided for ongoing maintenance of existing activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	239	LIZ - Light Industrial Zone	LIZ-P6 Role in network of commercial and industrial areas	Support in part	Amend LIZ-P6 as follows: Recognise Light Industrial areas as providing for commercial activities that are ancillary to industrial activities or are of a nature and scale that does not undermine the hierarchy of Centres ~~not well suited in commercial centres because of their adverse effects, or co-location benefits with industrial or research activities, or inherent less efficient use of land~~.	The suitability of a commercial activity proposed for a commercial centre should be addressed in the policy framework for Commercial Centres. It is inappropriate to require resource consent for an activity in the Light Industry Zone to be considered in terms of whether or not it is suitable for a commercial centre location. The centres hierarchy approach is adequately addressed in LIZ-P7 and does not need to be repeated in LIZ-P6.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	240	LIZ - Light Industrial Zone	LIZ-P9 Urban design outcomes (by meeting standard or assessment)	Support in part	Amend LIZ-P9 as follows: [...] Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. [...]	Support seeking good urban design outcomes in the zone but consider that the functional and operational needs of activities, particularly in an industrial zone, are recognised. Acknowledge the reference to functional and operational needs under LIZ-O4, but considers it should also be recognised in the policy which implements it.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	241	LIZ - Light Industrial Zone	LIZ-P10 Urban design outcomes (other than industrial activities and research activities)	Support in part	Amend LIZ-P10 as follows: [...] Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. [...] The outcomes are: 1 [...] ~~New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.~~	Much of the policy is inappropriate and unnecessary for an industrial zone. Specific recognition should be provided for the functional and operational needs of industrial activities in balancing urban design aspirations. Out of context with the generally lower amenity expectations for a light industrial zone.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	242	LIZ - Light Industrial Zone	LIZ-P11 Urban design outcomes (exclusions)	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	243	LIZ - Light Industrial Zone	LIZ-P12 Managing adverse effects at zone interfaces	Support in part	Amend LIZ-P12 as follows: Manage activities to mitigate adverse effects on other zones by: 1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and 2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.	he Mixed Use Zone should only have regard to “activities sensitive to industry” as the zone permits many activities that are not defined as being sensitive to industry and also has “catch all” rules that provide a permitted pathway for any other activity not otherwise provided for.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	244	LIZ - Light Industrial Zone	LIZ-R1 Repair and maintenance of buildings and structures	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	245	LIZ - Light Industrial Zone	LIZ-R2 Demolition or removal of buildings and structures	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	246	LIZ - Light Industrial Zone	LIZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures	Oppose in part	(1) Amend LIZ-R3.1 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. LIZ-S1: Height, ii. LIZ-S2: Height in relation to boundary – Adjoining zones, iii. LIZ-S3: Setbacks – Adjoining zones, iv. LIZ-S4: Overlooking – Adjoining zones, and v. LIZ-S5: Landscaping and screening~~, and~~ ~~b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules LIZ-R4 through LIZ-R17.~~ Except that: a. LIZ-S1, LIZ-S2, LIZ-S3 and LIZ-S5 do not apply to alterations to existing buildings and structures. b. LIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2. OR, if (1) is not made: (2) Amend LIZ-R3 so that LIZ-R3.1 does not apply to service stations.	As the definition of "alteration" is a modification that does not increase the gross floor area, footprint, or height of the building or structure, the need for these works, in an industrial zone, to comply with the standards is unclear and the basis for this is not apparent in the s 32 evaluation report. It is unclear why Clause (1)(b) is necessary, as the zone's urban design outcomes are a matter of discretion for all restricted discretionary activities in this zone. It would be onerous to require small buildings or structures in an industrial zone to comply with LIZ-S5 and install a 3 m landscaping buffer or 1.8 m screening fencing.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	247	LIZ - Light Industrial Zone	LIZ-R12 Service stations, including ancillary retail activities	Support in part	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	248	LIZ - Light Industrial Zone	LIZ-R18 Residential activities	Support in part	Amend LIZ-R18 as follows: **LIZ-R18 Residential activities** 1. Activity status: Restricted discretionary Where: a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and b. Residential activities and other sensitive activities account for no more than 15% ~~50%~~ of the gross floor area of all buildings on site.	Not opposed to providing for ancillary residential activities in the zone. 50% of gross floor area is not ancillary. Residential activities should generally be discouraged in the zone, but can be appropriate in some cases. A threshold of 15% would allow full discretion on whether the activity is appropriate.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	249	LIZ - Light Industrial Zone	LIZ-R19 Activities sensitive to industry, other than residential activities	Support in part	Amend LIZ-R19 as follows: LIZ-R19 Activities sensitive to industry, other than residential activities 1. Activity status: Restricted discretionary Where: a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and b. Residential activities and other activities sensitive to industry account for no more than 15% ~~50%~~ of the gross floor area of all buildings on site.	Not opposed to providing for activities sensitive to industry in the zone. 50% of gross floor area is not ancillary. Activities sensitive to industry should generally be discouraged in the zone, but can be appropriate in some cases. A threshold of 15% would allow full discretion on whether the activity is appropriate.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	250	LIZ - Light Industrial Zone	LIZ-R23 Outdoor storage and work areas	Oppose in part	Amend LIZ-R23 as follows: 1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. Compliance is achieved with ~~LIZ-S5: Landscaping~~ LIZ-S5.1 and LIZ-S5.3. [...] Matters of discretion are restricted to: 1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition LIZ-R23.1 or LIZ-S5: Landscaping and screening but are not. 2. The urban design outcomes in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11. 3. Any positive effects that can only be achieved through non-compliance with LIZ-R23.1 or LIZ-S5: Landscaping and screening. 4. The functional and operational needs of the activity. 5. Site constraints that affect the activity's ability to comply with LIZ-R23.1.	Regarding Clause (1)(a), the Mixed Use Zone should only have regard to "activities sensitive to industry" as the zone permits many activities that are not defined as being sensitive to industry and also has "catch all" rules that provide a permitted pathway for any other activity not otherwise provided for. On-site screening may not be able to fully screen views from the upper floors of buildings on adjoining sites. A building or 1.8 m tall fence may not be necessary in all cases and screening could be provided by landscaping instead. A requirement for fencing along a site frontage (if a sensitive zone is opposite) is not necessary or justified. Regarding Clause (1)(b), requiring compliance with the entirety of LIZ-S5 creates a potential contradiction (see the submission for further details).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	251	LIZ - Light Industrial Zone	LIZ-R24 Servicing	Oppose in part	**(1)** Amend LIZ-R24 so that LIZ-R24.1 does not apply to service stations. **OR,** if (1) is not made: **(2)** Amend LIZ-R24 as follows: 1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where a site used for an activity sensitive to noise), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or b. The servicing occurs only between 7:00am and 10:00pm. [...] Matters of discretion are restricted to: 1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with LIZ R24.1. [...]	The rule would capture any activity of delivering or collecting the specified items. Both permitted activity pathways are onerous. It is unclear if and how this rule might apply to existing lawfully established activities and changes to buildings and structures at an existing activity. The Mixed Use Zone permits many activities that are not identified as being sensitive to industry or noise. It also has "catch all" rules that provide a permitted pathway for any other activity not otherwise provided for. The rule is contrary to the zone's purpose to provide for industrial activities and activities that support them. The basis for this rule is not apparent in the s 32 evaluation report.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	252	LIZ - Light Industrial Zone	LIZ-S5 Landscaping and screening	Oppose in part	Amend LIZ-S5 so that it does not apply to service stations.	Requiring a 3m landscape buffer to internal boundaries could be particularly onerous for many activities anticipated in the zone. The basis for this standard is not apparent in the s 32 evaluation report.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	253	GIZ - General Industrial Zone	GIZ-O1 Purpose of the zone	Support in part	Amend GIZ-O1 as follows: The General Industrial Zone is used primarily to meet the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects should be separated from residential activities and other activities sensitive to industry. The Zone also provides for other compatible activities that that support this role and do not compromise the efficiency and functionality of the zone for general industrial activities. ~~or do not interfere with the primary purpose, including commercial activities that are not appropriately located outside industrial areas because of their effects on amenity values or co-location benefits with industrial and research activities.~~	Should focus on what can appropriately establish in the General Industrial Zone that is consistent with the zone and doesn't compromise the purpose or integrity of the zone. As proposed, suggests that the GIZ is a default location for commercial activities generating amenity effects on zones other than the GIZ.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	254	GIZ - General Industrial Zone	GIZ-O2 Activities in the zone	Support in part	Amend GIZ-O2 as follows: The General Industrial Zone: 1. Primarily provides for industrial activities and research activities, 2. Provides for emergency facilities and trade and industrial training activities, 3. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, d. Do not undermine the role of the General Industrial Zone ~~commercial centres~~, and e. Support the industrial activities and research activities in the zone, including the needs of workers at those activities. 4. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create ~~unreasonable~~ reverse sensitivity effects that	Support the intent of the objective. Not clear what a 'reasonable' reverse sensitivity effect would be. Oppose only managing 'unreasonable' reverse sensitivity effects. Should focus on activities supporting the role and purpose of the GIZ. Inappropriate emphasis on maintaining the centres hierarchy. Assessment of alternative options and sites in other zones could be used as justification for an activity that compromises other General Industrial Zone activities.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	255	GIZ - General Industrial Zone	GIZ-O3 Provision of industrial spaces	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	256	GIZ - General Industrial Zone	GIZ-O4 Planned character and planned urban built environment of the zone	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	257	GIZ - General Industrial Zone	GIZ-O6 Adverse effects	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	258	GIZ - General Industrial Zone	GIZ-P2 Residential activities and other activities sensitive to industry	Support in part	Amend GIZ-P2 as follows: Avoid new residential activities and other activities sensitive to industry unless they are: 1. Ancillary to and support an industrial activity, research activity, or emergency facility, 2. Managed so that they do not adversely impact the long-term development capacity of the zone for industrial development, including through managing the design of new buildings, and 3. Managed to avoid ~~minimise~~ reverse sensitivity effects for industry, including existing heavy industry.	Supports the intent of the policy. Reverse sensitivity effects on industry should be avoided entirely, not simply minimised.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	259	GIZ - General Industrial Zone	GIZ-P4 Other potentially incompatible activities	Support in part	Amend GIZ-P4 as follows: Avoid commercial and community activities unless they: 1. Are ancillary to a permitted activity and support the purpose of the zone, or ~~2. Primarily serve the immediate area within the zone, or~~ 3. Have ~~similar~~ adverse effects and requirements of a nature and scale that is compatible with the General ~~to industrial activities that mean they are better located in an~~ Industrial Zone ~~than anywhere else~~ (for example, trade supply retail activities and yard-based retail activities), or 4. ~~Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)~~ Are of a nature and scale that does not undermine the hierarchy of Centres, or 5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone. When these activities are not avoided, they are managed to avoid ~~significant~~ reverse sensitivity issues for industry, including heavy industry that is an existing activity.	Should focus on activities supporting the role and purpose of the General Industrial Zone. As proposed, the emphasis on maintaining the centres hierarchy provides for activities that are incompatible with the zone to establish in the zone, provided the role of commercial centres is protected. Suggests assessment of alternative options and sites in other zones could justify an activity that compromises other General Industrial Zone activities. All reverse sensitivity effects should be avoided, not just significant reverse sensitivity effects.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	260	GIZ - General Industrial Zone	GIZ-P5 - Existing activities	Support in part	Amend GIZ-P5 as follows: Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone in a manner that minimises land use compatibility and reverse sensitivity effects.	Support the intent of the policy. Should be qualified to ensure the expectation associated with any 'redevelopment' is to improve compatibility with the GIZ.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	261	GIZ - General Industrial Zone	GIZ-P6 Role in network of commercial and industrial areas	Support in part	Amend GIZ-P6 as follows: Recognise General Industrial areas as providing for commercial activities that are ancillary to industrial activities or are of a nature an scale that does compromise the role and purpose of the General Industrial Zone ~~can only effectively locate in Industrial areas because of their adverse effects, or co-location benefits with industrial and research activities~~.	Policy should focus on the suitability of activities for the General Industrial Zone. As proposed, suggests the zone will be a default location for activities that have not been able to find a suitable site in other locations, without ensuring the activity will not compromise the role and purpose of the zone.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	262	GIZ - General Industrial Zone	GIZ-P9 Urban design outcomes (by meeting standard or assessment)	Support in part	Amend GIZ-P9 as follows: [...] Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. [...]	Support seeking good urban design outcomes in the zone. The policy should recognise functional and operational needs of activities in the zone.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	263	GIZ - General Industrial Zone	GIZ-P10 Urban design outcomes (other than industrial activities and research activities)	Support in part	Amend GIZ-P10 as follows: [...] Where functional and operational needs, specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. [...] The outcomes are: 1 [...] ~~6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.~~	The policy is inappropriate and unnecessary for an industrial zone. Recognition should be provided for the functional and operational needs of industrial activities, in balancing urban design aspirations. Out of context with the generally lower amenity expectations for a light industrial zone.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	264	GIZ - General Industrial Zone	GIZ-P12 Managing adverse effects at zone interfaces	Oppose in part	Amend GIZ-P12 as follows: Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.	Support the intent of the policy. Should only have regard to “activities sensitive to industry”.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	266	GIZ - General Industrial Zone	GIZ-R1 Repair and maintenance of buildings and structures	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	267	GIZ - General Industrial Zone	GIZ-R2 Demolition or removal of buildings and structures	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	268	GIZ - General Industrial Zone	GIZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures	Oppose in part	(1) Amend GIZ-R3.1 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with: i. GIZ-S1: Height, ii. GIZ-S2: Height in relation to boundary – Adjoining zones, iii. GIZ-S3: Setbacks – Adjoining zones, iv. GIZ-S4: Overlooking – Adjoining zones, and v. GIZ-S5: Landscaping and screening, ~~and~~ ~~b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity.~~ Except that: a. GIZ-S1, GIZ-S2, GIZ-S3 and GIZ-S5 do not apply to alterations to existing buildings and structures. b. GIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2. OR, if (1) is not made: (2) Amend GIZ-R3 so that GIZ-R3.1 does not apply to service stations.	As the definition of "alteration" is a modification that does not increase the gross floor area, footprint, or height of the building or structure, the need for these works, in an industrial zone, to comply with the standards is unclear and the basis for this is not apparent in the s 32 evaluation report. It is unclear why Clause (1)(b) is necessary, as the zone's urban design outcomes are a matter of discretion for all restricted discretionary activities in this zone. It would be onerous to require small buildings or structures in an industrial zone to comply with LIZ-S5 and install a 3 m landscaping buffer or 1.8 m screening fencing.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	269	GIZ - General Industrial Zone	GIZ-R12 Service stations, including ancillary retail activities	Support in part	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	270	GIZ - General Industrial Zone	GIZ-R23 Outdoor storage and work areas	Oppose in part	Amend GIZ-R23 as follows: 1. Activity status: Permitted Where: a. The outdoor storage and work areas are screened from level view of any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and b. Compliance is achieved with ~~LIZ-S5: Landscaping~~ GIZ-S5.1 and GIZ-S5.3. [...] Matters of discretion are restricted to: c. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition GIZ-R23.1 or GIZ-S5: Landscaping and screening but are not. d. The urban design outcomes in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11. e. Any positive effects that can only be achieved through non-compliance with GIZ-R23.1 or GIZ-S5: Landscaping and screening. f. The functional and operational needs of the activity. g. Site constraints that affect the activity's ability to comply with GIZ-R23.1.	Regarding Clause (1)(a), the Mixed Use Zone should only have regard to "activities sensitive to industry" as the zone permits many activities that are not defined as being sensitive to industry and also has "catch all" rules that provide a permitted pathway for any other activity not otherwise provided for. On-site screening may not be able to fully screen views from the upper floors of buildings on adjoining sites. A building or 1.8 m tall fence may not be necessary in all cases and screening could be provided by landscaping instead. A requirement for fencing along a site frontage (if a sensitive zone is opposite) is not necessary or justified. Regarding Clause (1)(b), requiring compliance with the entirety of LIZ-S5 creates a potential contradiction (see the submission for further details).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	271	GIZ - General Industrial Zone	GIZ-R24 Servicing	Oppose in part	(1) Amend GIZ-R24 so that GIZ-R24.1 does not apply to service stations. OR: (2) Amend GIZ-R24 as follows: 1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (where a site used for an activity sensitive to noise), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or b. The servicing occurs only between 7:00am and 10:00pm. [...] Matters of discretion are restricted to: 1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones. 2. The functional and operational needs of the activity. 3. Site constraints that affect the activity's ability to comply with GIZ-R24.1. [...]	The rule would capture any activity of delivering or collecting the specified items. Both permitted activity pathways are onerous. It is unclear if and how this rule might apply to existing lawfully established activities and changes to buildings and structures at an existing activity. The Mixed Use Zone permits many activities that are not identified as being sensitive to industry or noise. It also has "catch all" rules that provide a permitted pathway for any other activity not otherwise provided for. The rule is contrary to the zone's purpose to provide for industrial activities and activities that support them. The basis for this rule is not apparent in the s 32 evaluation report.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	272	GIZ - General Industrial Zone	GIZ-S5 Landscaping and screening	Oppose in part	Amend GIZ-S5 so that it does not apply to service stations.	Requiring a 3m landscape buffer to internal boundaries could be particularly onerous for many activities anticipated in the zone. The basis for this standard is not apparent in the s 32 evaluation report.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	273	HIZ - Heavy Industrial Zone	HIZ-O1 Purpose of the zone	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	274	HIZ - Heavy Industrial Zone	HIZ-O2 Activities in the zone	Support	Amend HIZ-O2 as follows: The Heavy Industrial Zone: 1. Primarily provides for industrial activities and research activities, 2. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Support the industrial activities and research activities in the zone, including the needs of workers at those activities, and c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, and 3. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Have a functional or operational need to locate in the Heavy Industrial Zone, and c. Do not create ~~unreasonable~~ reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities.	Support the general intent of the objective. It is unclear what an 'unreasonable' reverse sensitivity effect is. All reverse sensitivity effects should be avoided in this zone, noting that the availability of suitable locations for heavy industrial activities to occur is limited and should not be compromised by encroachment of more sensitive activities. The difference between 'other activities' that support the Heavy Industrial Zone (clause 2) and 'other activities' that are provided for in the Heavy Industrial Zone (clause 3) is unclear. The Council should consider consolidating the wording for readability and relevance.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	275	HIZ - Heavy Industrial Zone	HIZ-O4 Planned character and planned urban built environment of the zone	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	276	HIZ - Heavy Industrial Zone	HIZ-O6 Adverse effects	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	277	HIZ - Heavy Industrial Zone	HIZ-P2 Residential activities and other activities sensitive to industry	Oppose	Amend HIZ-P2 as follows: Do not allow residential activities and other activities sensitive to industry unless: 1. They are ancillary to and critical to the functioning of an industrial activity, research activity, or emergency facility, which itself is an existing activity or has a functional need or operational need to be located in the Heavy Industrial Zone, and 2. They are managed to avoid ~~significant~~ reverse sensitivity effects ~~issues~~ that constrain the use of ~~for~~ industry, including heavy industr~~y~~ial activities.	Concerned that this poli provides a pathway for residential activities to occur in the Heavy Industry Zone. Unclear what significant reverse sensitivity issues are in this context. Inconsistent with the introduction of this chapter which states the need for other activities to 'avoid reverse sensitivity effects', with no reference to significant.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	278	HIZ - Heavy Industrial Zone	HIZ-P3 Other incompatible or potentially incompatible activities	Support	Amend HIZ-P3 as follows: Other incompatible or potentially incompatible activities Avoid activities other than industrial activities or research activities unless they: 1. Are ancillary to an industrial or research activity and support the purpose of the zone, or 2. Primarily serve the immediate area within the zone and support industrial activities or research activities (including by providing services useful for workers and visitors), or 3. Have similar effects and requirements to industrial activities, or 4. Have significant co-location benefits with existing industrial activities or research activities in the Heavy Industrial Zone, or 5. Have a functional need or operational need to locate in the Heavy Industrial Zone. 6. Avoid reverse sensitivity effects that constrain the use of industry, including heavy industrial activities. ~~When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.~~	Concerned that this policy is not sufficiently directive regarding the need to avoid reverse sensitivity effects.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	279	HIZ - Heavy Industrial Zone	HIZ-P5 Role in network of commercial and industrial areas	Oppose	Delete HIZ-P5	Heavy Industrial Zone land is a scarce resource and should only be available for activities that are compatible with the industrial uses the zone is intended to provide for. The inability to find an available site for an activity in an alternative zone is irrelevant.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	280	HIZ - Heavy Industrial Zone	HIZ-P6 Support of centres hierarchy	Oppose	Delete HIZ-P6	Any commercial activity of a scale that could undermine the purpose, viability or vibrancy of the City Centre, Metropolitan or Local Centre Zone, will also be inherently inconsistent with the integrity of the Heavy Industry Zone. The focus of the Heavy Industry Zone policies should be on enabling activities appropriate to the Heavy Industry Zone, which by their nature will only be able to establish in a limited number of locations, and ensuring the integrity of the zone is not undermined by encroachment of incompatible activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	281	HIZ - Heavy Industrial Zone	HIZ-P9 Urban design outcomes (other than industrial activities and research activities)	Support in part	Amend HIZ-P9 as follows: Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. The outcomes are: [...] 8. Ensure development is protected from potential reverse sensitivity effects associated with heavy industrial activities.	Support the intent but urban design outcomes sought in HIZ-P9 should also highlight the importance of incorporating measures in built development design to mitigate potential reverse sensitivity issues.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	282	HIZ - Heavy Industrial Zone	HIZ-P11 Managing adverse effects at zone interfaces	Support	Amend HIZ-P11 as follows: Manage activities to mitigate adverse effects on other zones by: 1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and 2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.	The Mixed Use Zone permits many activities that are not sensitive to industrial activities. The zone also has “catch all” rules that provide a permitted pathway for any other activity not otherwise provided for. It would be reasonable to only have regard to “activities sensitive to industry”.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	283	HIZ - Heavy Industrial Zone	HIZ-R1 Repair and maintenance of buildings and structures	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	284	HIZ - Heavy Industrial Zone	HIZ-R2 Demolition or removal of buildings and structures	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	285	HIZ - Heavy Industrial Zone	HIZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures	Support in part	Amend HIZ-R3 as follows: Construction of new buildings and structures and alterations and additions to existing buildings and structures 1. Activity status: Permitted Where: a. Compliance is achieved with: i. HIZ-S1: Height, ii. HIZ-S2: Height in relation to boundary - Adjoining zones, iii. HIZ-S3: Height in relation to boundary - Owhiti Urupā, iv. HIZ-S4: Setbacks - Adjoining zones, v. HIZ-S5: Setbacks - Owhiti Urupā, vi. HIZ-S6: Overlooking - Adjoining zones, and vii. HIZ-S7: Landscaping - Main through routes, b. The new building, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules HIZ-R4 through HIZ-R16, or a heavy industrial activity, and c. ~~Either:~~ If ~~T~~the site shares a boundary with ~~is not adjacent to~~ a site in the Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, Residential Zone, or Rural Zone, ~~or T~~the new buildings, additions, and alterations are all screened from that adjacent site by existing buildings, ~~and~~ structures or landscaping. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with HIZ-R3.1.	Support the intent of this rule Amendments sought to improve implementation and clarity. An additional matter of discretion is also sought to address how the built design of a building mitigates potential reverse sensitivity effects.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	286	HIZ - Heavy Industrial Zone	HIZ-R4 Industrial activities, other than heavy industrial activities	Support	Retain as notified	No specific reasons given

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	287	HIZ - Heavy Industrial Zone	HIZ-R10 Grocery stores and supermarkets	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	288	HIZ - Heavy Industrial Zone	HIZ-R11 Food and beverage activities	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	289	HIZ - Heavy Industrial Zone	HIZ-R12 Service stations, including ancillary retail	Support in part	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	290	HIZ - Heavy Industrial Zone	HIZ-R17 Heavy industrial activities	Oppose	Amend HIZ-R17 to provide a permitted pathway for heavy industrial activities in the Heavy Industrial Zone, such as: 1. Activity status: ~~Restricted discretionary~~ Permitted ~~Matters of discretion are restricted to:~~ ~~1. Amenity values outside the Industrial Zones.~~ ~~2. Health and safety beyond the site.~~ ~~3. The management of dust and odour.~~	The purpose of the zone is to enable heavy industrial activities. Setting an automatic consenting requirement for heavy industrial activities, whilst simultaneously providing a permitted pathway for a range of other activities, could undermine existing activities occurring in the Heavy Industrial Zone.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	291	HIZ - Heavy Industrial Zone	HIZ-R18 Commercial recreation activities	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	292	HIZ - Heavy Industrial Zone	HIZ-R19 Early childhood education activities	Support	Retain as notified	No specific reasons given

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BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	293	HIZ - Heavy Industrial Zone	HIZ-R20 Residential activities	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	294	HIZ - Heavy Industrial Zone	HIZ-R22 Outdoor storage and work areas	Oppose	(1) Amend HIZ-R22 to clarify what is meant by "outdoor storage and work areas" and remove the overly prescriptive requirements for screening. This can be achieved as follows: Activity status: Permitted Where: a. The outdoor storage and work areas are screened from any boundary adjoining a site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (where a site is used for an activity sensitive to industry)~~, by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level~~, and b. Compliance is achieved with HIZ-S7: Landscaping. Matters of discretion are restricted to: a. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition HIZ-R22.1 or HIZ-S7: Landscaping but are not. b. The urban design outcomes in HIZ-P9: Urban design outcomes (other than industrial activities and research activities). c. Any positive effects that can only be achieved through non-compliance with HIZ-R21.1 or HIZ-S7: Landscaping. d. The functional and operational needs of the activity. e. Site constraints that affect the activity's ability to comply with HIZ R22.1. AND	Support the principal of screening rubbish / servicing areas. Unclear what is meant by 'outdoor storage and work areas', as this / these terms are not defined, nor does there appear to be any explanation in the s32 reporting. Requiring screening where 'opposite' the listed zones is inconsistent with other provisions in the chapter which only apply in relation to where the boundary adjoins a zone. In circumstances where the site is 'opposite' another zone, there will be a road which provides appropriate and effective screening, noting the Heavy Industrial Zone context. 'Screening' requirements are overly prescriptive.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	295	HIZ - Heavy Industrial Zone	HIZ-R23 Servicing	Oppose	Amend Rule HIZ-R23 as follows: 1. Activity status: Permitted Where: ~~a. The servicing is not within 40 metres of a~~ For sites adjoining a site in a Residential Zone, Mixed Use Zone (where the site is used for an activity sensitive to noise), or Marae Zone, or the notional boundaries of activities sensitive to noise in Rural Zones ~~b. T~~the servicing occurs only between 7:00am and 10:00pm.	The rule unnecessarily restricts night-time servicing at sites that are not close to any sensitive zones. The rule is inconsistent with Policy HIZ-P11. The restriction of all servicing is inconsistent with the matter of discretion for HIZ-R23 which refers specifically to night-time amenity of sensitive receivers.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	296	SMZ - Seaview Marina Zone	Chapter Introduction	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	297	SMZ - Seaview Marina Zone	SMZ-O1 Purpose of the zone	Support in part	Amend SMZ-O1 as follows: The Seaview Marina area is used primarily to provide for the needs of marina activities, and~~. The area also provides for~~ other compatible activities that support this role, or do not interfere with the primary purpose, including industrial activities, commercial activities, or community activities, where they ~~that~~: 1. Do not undermine the purpose of the Local Centre Zone, Metropolitan Centre Zone, or City Centre Zone, and 2. ~~Do not present significant~~ Avoid reverse sensitivity effects that could compromise ~~on~~ industrial activities, including heavy industrial activities, in the Heavy Industrial Zone ~~and General Industrial Zone~~.	Support the general intent to ensure that potential reverse sensitivity effects are avoided in the Seaview Marina Zone. Reverse sensitivity should be a consideration for all activities (not just other activities) in the Seaview Marina, including marina activities. Unclear what a 'significant' reverse sensitivity effect is. All reverse sensitivity effects should be avoided, not just 'significant' reverse sensitivity effects. As the Seaview Marina only adjoins the Heavy Industrial Zone and not the General Industrial Zone. On this basis, reference to avoiding reverse sensitivity effects on the General Industrial Zone could be deleted.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	298	SMZ - Seaview Marina Zone	SMZ-O2 Activities in the zone	Support in part	Amend SMZ-O2 as follows: The Seaview Marina Zone: 1. Primarily provides for marina activities, 2. Provides for other activities provided for in industrial zones, such as industrial activities, research activities, emergency facilities and trade and industrial training activities, 3. Is supported by ~~other~~ activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of commercial centres, and c. Avoid ~~Do not create unreasonable or excessive~~ reverse sensitivity ~~issues~~ effects that could compromise ~~for~~ industr~~y~~ial activities in the Heavy Industrial Zone, and [...]	Should ensure that reverse sensitivity effects are considered in relation to all activities occurring in the marina. Clause (3)(c) (which refers to 'excessive reverse sensitivity issues') is confusing as if there are issues with reverse sensitivity that is already problematic, the use of 'excessive' is redundant. The language regarding reverse sensitivity considerations should be clearer and reflect 'avoiding' reverse sensitivity effects. A minor amendment is sought to clarify the need to avoid reverse sensitivity effects associated with heavy industrial activities (which is a defined term).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	299	SMZ - Seaview Marina Zone	SMZ-P1 Enabled activities	Support	Amend SMZ-P1 as follows: Enable: 1. Marina activities, 2. Activities that support marina activities, 3. Industrial activities, 4. Research activities, 5. Emergency facilities, 6. Trade and industrial training facilities, and 7. Commercial activities that do not undermine the purpose, vitality, vibrancy, and co-location benefits, while managing the reverse sensitivity effects of those on existing and potential activities in the ~~General Industrial Zone and~~ Heavy Industrial Zone.	The Seaview Marina only adjoins the Heavy Industrial Zone and not the General Industrial Zone.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	300	SMZ - Seaview Marina Zone	SMZ-P2 Residential activities and sensitive activities not related to the Seaview Marina	Oppose	Amend SMZ-P2 as follows: Avoid residential activities and other ~~new~~ sensitive activities not associated with the Seaview Marina unless they are: 1. Ancillary to and support an industrial activity, research activity, or emergency facility, 2. Managed so that they do not adversely impact the long-term development capacity of the zone for marina development, including through managing the design of new buildings, and 3. Designed, located and m~~M~~anaged to avoid ~~minimise~~ reverse sensitivity effects that could compromise ~~for~~ industry, including existing and enabled heavy industr~~y~~ial activities.	The policy would enable any range of activities to occur in close proximity to bulk fuel storage terminals and the industry wharfline. Residential and other sensitive activities in the marina would lead to reverse sensitivity issues which could significantly constrain operation of the fuel terminals and industry wharfline. 'Minimise' without any context or explanation is not helpful in this regard.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	301	SMZ - Seaview Marina Zone	SMZ-P3 Residential activities and sensitive activities not related to the Seaview Marina	Support	Amend SMZ-P3 as follows: Avoid: 1. Residential activities and other ~~new~~ sensitive activities associated with the Seaview Marina, and 2. Activities that primarily support or are ancillary to residential activities or other sensitive activities in the coastal marine area, unless they are: 1. Ancillary to and support an industrial activity, research activity, or emergency facility, 2. Managed so that they do not adversely impact the long-term development capacity of the zone for marina development, including through managing the design of new buildings, and 3. Designed, located and m~~M~~anaged to avoid ~~minimise~~ reverse sensitivity effects that could compromise ~~for~~ industry, including existing and enabled heavy industr~~y~~ial activities.	Support the intent of the policy. An avoidance approach should be adopted, rather than 'minimise' as this provides clearer direction around what needs to be achieved with regards to reverse sensitivity effects.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	302	SMZ - Seaview Marina Zone	SMZ-P5 Reverse sensitivity	Support in part	Amend SMZ-P5 as follows: Avoid any ~~other~~ activities that present ~~significant and inadequately managed~~ reverse sensitivity ~~issues~~ effects that could compromise ~~for~~ industry, including existing and enabled heavy industr~~y~~ial activities.	Reference to 'other activities' without context is ambiguous. It is not a defined term. All activities need to be managed to avoid unacceptable reverse sensitivity effects, rather than just 'other' activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	303	SMZ - Seaview Marina Zone	SMZ-P6 Existing activities	Support	Retain as notified	The Quantitative Risk Assessment work undertaken to date effectively demonstrates that the fuel terminals pose a level of risk that is acceptable for the existing land use activities occurring in the Seaview Marina.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	304	SMZ - Seaview Marina Zone	SMZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures	Support in part	Amend SMZ-R3 as follows: [...] 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SMZ-R3.1. Matters of discretion are restricted to: 1. The matters of discretion in any standards not met. 2. If SMZ-R3.1b or c are not met: the urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ P10: Urban design outcomes (exclusions). 3. If SMZ-R3.1b is not met: the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for marina, industrial, research, and supporting purposes, including the expected lifespan of the building and the ability of the building to be converted to marina or industrial use. 4. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.	Support the intent of the rule but seek that the matters of discretion include consideration of reverse sensitivity effects. Built form can play an important role in mitigating reverse sensitivity effects.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	305	SMZ - Seaview Marina Zone	SMZ-R4 Marina activities	Support in part	Retain SMZ-R4 as notified, and add a definition for "marina activities" (see submission point #471.83)	Support the general intent to permit marina activities but seek that this term is defined for improved clarity (see submission point requesting a definition of "Marina activity"). Without a definition, marina activity could refer to a wide range of activities including some which could result in inappropriate reverse sensitivity issues for nearby fuel terminals.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	306	SMZ - Seaview Marina Zone	SMZ-R8 (Motor vehicle servicing activities)	Oppose	Amend the activity status of SMZ-R8 from a permitted activity to a restricted discretionary activity, AND Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	307	SMZ - Seaview Marina Zone	SMZ-R11 (Grocery stores and supermarkets)	Oppose	Amend the activity status of SMZ-R11 from a permitted activity to a restricted discretionary activity, **AND** Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. **OR** Alternatively, delete Rule SMZ-R11 and introduce new rule(s) and definition(s) that require grocery stores and supermarkets to be	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

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BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	308	SMZ - Seaview Marina Zone	SMZ-R12 (Food and beverage activities)	Oppose	Amend the activity status of SMZ-R12 from a permitted activity to a restricted discretionary activity, AND Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. OR Alternatively, delete Rule SMZ-R12 and introduce new rule(s) and definition(s) that require food and beverage activities to be	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	309	SMZ - Seaview Marina Zone	SMZ-R14 (Recreation activities)	Oppose	Amend the activity status of SMZ-R14 from a permitted activity to a restricted discretionary activity, AND Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. OR Alternatively, delete Rule SMZ-R14 and introduce new rule(s) and definition(s) that require recreation activities to be associated	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	310	SMZ - Seaview Marina Zone	SMZ-R15 (Yard-based retailing)	Oppose	Amend the activity status of SMZ-R15 from a permitted activity to a restricted discretionary activity, **AND** Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. **OR** Alternatively, delete Rule SMZ-R15 and introduce new rule(s) and definition(s) that require yard-based retailing to be associated	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	311	SMZ - Seaview Marina Zone	SMZ-R16 (Trade supply retail activities)	Oppose	Amend the activity status of SMZ-R16 from a permitted activity to a restricted discretionary activity, **AND** Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. **OR** Alternatively, delete Rule SMZ-R16 and introduce new rule(s) and definition(s) that require trade supply retail activities to be	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	312	SMZ - Seaview Marina Zone	SMZ-R18 (Community facilities)	Oppose	Amend the activity status of SMZ-R18 from a permitted activity to a restricted discretionary activity, **AND** Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. **OR** Alternatively, delete Rule SMZ-R18 and introduce new rule(s) and definition(s) that require community facilities to be associated	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	313	SMZ - Seaview Marina Zone	SMZ-R19 (Commercial activities not otherwise provided for)	Oppose	Amend the activity status of SMZ-R19 from a permitted activity to a restricted discretionary activity, **AND** Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. **OR** Alternatively, delete Rule SMZ-R19 and introduce new rule(s) and definition(s) that require commercial activities not otherwise	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	314	SMZ - Seaview Marina Zone	SMZ-R20 (Other activities not otherwise provided for)	Oppose	Amend the activity status of SMZ-R20 from a permitted activity to a restricted discretionary activity, **AND** Insert the following matters of discretion: Matters of discretion are restricted to: 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions). 3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout. 4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future. **OR** Alternatively, delete Rule SMZ-R20 and introduce new rule(s) and definition(s) that require other activities not otherwise provided	There is a risk that existing activities of the Mobil Seaview Terminal, Hutt City fuel transmission pipeline and heavy industrial activities in Seaview are constrained by reverse sensitivity effects associated with future activities occurring in the Seaview Marina, including cumulative effects. Reverse sensitivity effects could constrain the ability of the fuel terminals to safely operate. Many permitted activities for the SMZ are not consistent with the purpose of the zone. Available land in the Seaview Marina is limited. A consenting pathway will ensure appropriate consideration can be given to protecting the integrity of the SMZ as well as avoiding the creation of unacceptable levels of risk or reverse sensitivity effects associated with the neighbouring bulk fuel storage terminals and associated wharfline. If it is considered that these activities are appropriate from a reverse sensitivity and risk management perspective such that they warrant a permitted activity pathway without any requirement to address potential reverse sensitivity effects, this needs to be demonstrated through robust s32 analysis.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	315	SASM - Sites and Areas of Significance to Māori	SASM-P4 Category 2 Sites and Areas of Significance to Māori	Support	Retain as notified	Support this policy as it recognises that where works are occurring at a site that has already been affected by development, it may not be possible to 'avoid' adverse cultural effects and that it is necessary in these instances to either remedy or mitigate adverse cultural effects.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	316	SASM - Sites and Areas of Significance to Māori	SASM-P9 Use and development that protects spiritual and cultural values	Oppose in part	Amend SASM-P9 as follows: Provide for ~~maintenance, repair, alterations, construction and modification~~ use and development within sites and areas of significance to Māori where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation. 2. Whether a cultural impact assessment has been undertaken ~~and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori~~. [...] 10. The operational need or functional need for the activity to locate on a site or area of significance to Māori.	Support the general intent of the policy but have concerns that: • The policy does not recognise that some sites and areas of significance to Māori may already be affected by development that is of regional significance, and that such activities may have specific operational and functional needs that limit avoidance of adverse effects. • The policy refers only to certain activities ('maintenance, repair, alterations, construction and modification'), and does not comment on other activities such as 'additions', replacement, upgrades. • Clause 2, which refers to the values identified in SCHED6 – Sites and Areas of Significance to Māori somewhat duplicates clause 3 relating to the potential adverse effects on the values of the site or area of significance to Māori.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	317	SASM - Sites and Areas of Significance to Māori	SASM-R2 Land disturbance within a Site or Area of Significance to Māori	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	318	SASM - Sites and Areas of Significance to Māori	SASM-R3 Maintenance and repair of a building or structure within a Site or Area of Significance to Māori	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	319	SASM - Sites and Areas of Significance to Māori	SASM-R4 Additions, alterations or new buildings or structures within a Site or Area of Significance to Māori	Support in part	Amend SASM-R4 as follows: **SASM Category 1** **SASM Category 2** 1. Activity status: Permitted Where: a. The additions ~~and~~ or alterations are for an existing residential activity, or b. The new building or structure is less than 200m2, ~~and~~ or c. The addition or alteration to a building or structure ~~are within an industrial/commercial zone and are~~ is less than 200m2.	Support the intent of SASM-R4. Clauses (a) to (c) imply that all clauses need to be met to be a permitted activity. There are potential tensions between clause (a) for additions/alterations for residential activities, and clause (c) for additions/alterations in industrial/commercial zones (non-residential zones). It is unclear why additions/alterations under clause (c) is limited to specific zones, while new buildings/structures under clause (b) apply to any zone.

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BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	320	SASM - Sites and Areas of Significance to Māori	SASM-R5 Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori	Support	Retain as notified	No specific reasons given
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	321	Maps - Other	Hazardous Substances Risk Management Overlay Contour Mapping	Oppose in part	Amend the Hazardous Substance Risk Management Overlay to be based on the sensitive land use criteria risk contours (1 x 10^{-6}) rather than the residential land use criteria risk contours (1 x 10^{-6}) (shown in Attachment A of the submission).	Support the approach of introducing a Hazardous Substances Risk Management Overlay to establish a framework for managing residual risk to surrounding land uses, associated with the four bulk fuel storage terminals in Seaview. Oppose mapping this overlay based on the residential land use criteria risk contours (1 x 10-6) only and not the sensitive land use criteria risk contours (0.5 x 10-6), which extend out beyond the residential activity contour. The current mapping means sensitive activities such as hospitals, childcare facilities and aged care facilities, are not managed via the Hazardous Substance Risk Management Overlay provisions. This could lead to sensitive activities establishing in the area between the sensitive activity contour (0.5 x 10-6) and the residential activity contour (1 x 10-6), in a location where they would be subject to unacceptable levels of risk. This is inappropriate from a risk management perspective and could result in constraints on the management of the Terminals due to proximity of sensitive activities.
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	322	Maps - Other	New map overlay - Hutt City Fuel Transmission Pipeline Corridor	Oppose (requesting new provision)	Add a "Hutt City Fuel Transmission Pipeline Corridor" to the District Plan maps, located based on the sensitive land use criteria risk contours (0.5 x 10^{-6}) of the Hutt City fuel transmission pipeline, being 40m either side of the pipeline (shown in Attachment B of the submission).	The requested amendment would ensure that the fuel transmission pipeline (regionally significant infrastructure) is protected from reverse sensitivity effects associated with nearby activities which could constrain its operation and to ensure that potential residual risk effects on surrounding land use activities are avoided. It is critical to ensure that a clear policy framework is implemented to avoid sensitive activities from establishing next to the wharf line.
Rebecca Leask. et al	472	1	Maps - Zoning / Residential	Medium Density Residential Zone - Rakeiora Grove	Oppose	Rezone to the Large Lot Residential Zone, the properties in Rakieora Grove which are identified in the operative District Plan as subject to the SNR 27 overlay: #22, 24, 38, 36 Rakeiora Grove	The upzoning of properties included within the overlay of SNA27 would directly negate the purpose for which the overlay was established

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Rebecca Leask. et al	472	2	Maps - Zoning / Residential	Medium Density Residential Zone - Rakeiora Grove	Oppose	Rezone the heritage-listed property at 38 Rakeiora Grove, and surrounding properties (determined based on expert input if required) that may impact the historical significance of that house, to the Large Lot Residential Zone	Risk and loss of amenity specific to a heritage-listed property: up-zoning of the property at #38 Rakeiora Grove, and surrounding properties, would directly negate the purpose for which the heritage listing was applied
Rebecca Leask. et al	472	3	Maps - Zoning / Residential	Medium Density Residential Zone - Rakeiora Grove	Oppose	Rezone to the Large Lot Residential Zone, properties in the area bounding Rakeiora Grove and London Road due to topography, risk to the environment, lack of infrastructure and access, and loss of amenity: properties at 38, 36, 31, 29, 25, 24, 22 and others	Topography – high risk of land slippage, lack of required infrastructure and access, loss of amenity
Rebecca Leask. et al	472	4	SCHED6 - Sites and Areas of Significance to Māori	New scheduled item	Oppose (requesting new provision)	Add a new Site or Area of Significance to Māori to 38 Rakeiora Grove, and surrounding properties (determined based on expert input if required) that may impact the historical significance of that house	Significance of the area including and surrounding Taumata – the property at 38 Rakeiora Grove – to iwi Heritage features of the property have already been established, specifically in rela on to the exterior of the property and its placement on the hill in view of Petone Internal heritage features of the property, specifically an original marae within the house
Luke Scullion	473	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that Council reconsiders the use of maps from WSP reporting being used for site specific assessments given the limitations in the technical reports.	Use for site specific assessments, may have perverse outcomes such as increased insurance costs. WSP raises overlay is only an indicator, this highlights the inaccuracies of the overlay and the would-be arbitrary nature of it being used on a site-by-site basis. Refer to original submission for full reasons.
Clarus	474	1	Definitions	Activity sensitive to gas transmission infrastructure	Support	Retain definition as notified	This is a helpful way to identify activities which generally should not be located close to gas infrastructure
Clarus	474	2	Definitions	Cabinet	Support	Retain definition as notified	Supports inclusion of gas distribution enclosures
Clarus	474	3	Definitions	Existing activity	Neutral	Seeks that clarification is provided on how definition relates to section 10 of the RMA, and whether it is necessary	It is unclear why a specific definition is required which may override s10 RMA and case law, although it is largely consistent with s10.
Clarus	474	4	Definitions	Gas transmission pipeline	Support	Retain definition as notified	So that it can be appropriately managed
Clarus	474	5	Definitions	Gas transmission pipeline corridor	Support	Retain definition as notified	So that it can be appropriately managed
Clarus	474	6	Definitions	Regionally significant infrastructure	Support	Retain definition as notified	So that it can be appropriately managed
Clarus	474	7	Definitions	Reverse sensitivity	Oppose in part	Seeks that the definition of this term is replaced by wording that is similar as that in the Queenstown Lakes Proposed District Plan: "means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity."	Definition is complex and unworkable. Apparent intent of definition is supported. Term has widespread use in district plan. Refer to original submission for full reasons
Clarus	474	8	Definitions	Sensitive activities	Support	Retain definition as notified	This is a helpful way to identify activities which generally should not be located close to major infrastructure

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	9	Definitions	Significant hazardous facility	Support	Retain definition as notified	Important to identify significant hazardous facilities sot that they can benefit from protection of HS-O2 and HS-P3
Clarus	474	10	Definitions	Upgrading	Support	Retain definition as notified	Notes that "minor upgrading" has not carried over from operative District Plan, however INF-S2 provides quantitative measures of what upgrading falls within permitted rules
Clarus	474	11	INFSD - Strategic Direction - Infrastructure	INFSD-O3 (National and Regional Significance)	Support in part	Amend objective as follows: "Infrastructure of national and regional significance is supported and protected, including extensions of existing and establishment of new infrastructure of national and regional significance."	We understand that this would apply to both existing and planned / future infrastructure. It may be desirable to add some words to clarify this
Clarus	474	12	INF - Infrastructure	Whole chapter	Support in part	Retain as notified (conditional - refer to original submission)	Supports overall direction of the chapter
Clarus	474	13	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Clarus	474	14	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Clarus	474	15	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Clarus	474	16	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support in part	Amend policy as follows: "Recognise the social, economic, cultural and environmental benefits that infrastructure provide, including: ... 7. Enabling the effective, safe, secure and efficient transmission of electricity, gas and liquid fuels."	The policy should be extended to all forms of energy
Clarus	474	17	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Clarus	474	18	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	19	INF - Infrastructure	INF-P4 (Technological advances)	Support in part	Amend policy as follows: "Provide flexibility to adopt new technologies for infrastructure that: ... 3. Facilitate a transition to renewable electricity and other renewable energy sources ..."	Clause (3) should be extended to all forms of renewable energy
Clarus	474	20	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain policy as notified	This policy is appropriate, in particular the phrase 'as far as practicable' as it recognises the reality that the options for location and design of infrastructure, particularly linear infrastructure, may be limited.
Clarus	474	21	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support	Retain policy as notified	Particularly supports clause (3) which recognises the practical constraints on avoidance of effects
Clarus	474	22	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Support	Retain policy as notified	It is not possible to avoid all the natural hazards which have been identified in the plan. Policy enables establishment and upgrade where there if a functional and operational need and risks are well managed.
Clarus	474	23	INF - Infrastructure	INF-R2 (Operation, maintenance, repair, and decommissioning of infrastructure)	Support	Retain rule as notified	Supports permitted activity status where compliance with standards is achieved
Clarus	474	24a	INF - Infrastructure	INF-R3 (Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV)	Neutral	Amend rule description as follows: "Upgrading of infrastructure, excluding...gas ~~and~~ transmission pipelines and electrical transmission lines over 110kV"	The rule description is confusing. Accepts that the rule excludes gas > 2000kPa
Clarus	474	24b	INF - Infrastructure	INF-R3 (Upgrading of infrastructure, excluding transport network infrastructure, and gas and transmission pipelines over 110kV)	Neutral	Seeks that the cross-reference to INF-S2 in the rule uses the correct name of the standard	INF-S2 addresses all upgrading of infrastructure
Clarus	474	25	INF - Infrastructure	INF-R9 (New underground pipelines, including electricity and gas distribution and three waters, excluding electricity and gas transmission)	Support	Retain rule as notified	Agrees with the permitted activity status generally outside the landscape and natural character area overlays, and restricted discretionary activity status where standards are not complied with.
Clarus	474	26	INF - Infrastructure	INF-R15 (Upgrading of gas transmission pipelines)	Support in part	Seeks that a permitted activity status applies to upgrades of pipelines in all locations, including overlays, subject to compliance with standards	The effects of upgrading are largely temporary. Opposes non-complying status (where applicable) as there are often very limited options for locating pipelines. Refer to original submission for full reasons
Clarus	474	27a	INF - Infrastructure	INF-R15 (Upgrading of gas transmission pipelines)	Support in part	Amend the rule description as follows: "Upgrading of gas transmission pipelines, including ancillary equipment, structures and buildings"	The chapter is somewhat silent on the upgrading of above-ground gas network structures. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	27b	INF - Infrastructure	INF-R15 (Upgrading of gas transmission pipelines)	Support in part	Amend the rule to include "INF-S14 (Buildings and structures, other than cabinets or support structures)" in the list of applicable standards	The chapter is somewhat silent on the upgrading of above-ground gas network structures. Refer to original submission for full reasons
Clarus	474	27c	INF - Infrastructure	INF-R15 (Upgrading of gas transmission pipelines)	Oppose (requesting new provision)	Seeks that the following is included either within the definition of "upgrading", as a footnote to INF-R15, or as a new INF standard: "Within the gas transmission pipeline corridor: • Addition of ancillary equipment and structures which support the operation of the existing pipeline (e.g. pumps and filters), or their replacement with similar equipment, which has a plan area of no more than 20m2 • Minor alterations and additions to above ground structures and buildings associated with an existing gas transmission pipeline, which have a plan area no more than 20m2."	The chapter is somewhat silent on the upgrading of above-ground gas network structures. Refer to original submission for full reasons
Clarus	474	28	INF - Infrastructure	INF-R16 (New gas transmission pipelines)	Oppose	Amend activity status as follows: "Where no other columns in this table apply: ~~DIS~~ RDIS" "High Natural Hazard Overlay: ~~NC~~ DIS" and include the following matters of discretion: "Matters of discretion are limited to the following effects, including measures for their avoidance, remedy or mitigation: • Visual effects • Effects of earthworks including sediment runoff, dust and visual effects • Effects on health and safety • Natural hazard effects– coastal hazards, flood hazards, land stability and earthquake • Ecological effects • Effects on vehicular access and public access"	Opposes NC activity status in general as there are often very limited options for locating pipelines High Coastal Inundation Overlay and High Flood Hazard Overlay cover large areas, where it will be very difficult to consent new pipelines. NC status creates a presumption against an activity establishing Refer to original submission for full reasons
Clarus	474	29	INF - Infrastructure	INF-R25 (Infrastructure not otherwise provided for or subject to any other rule in chapter)	Support	Retain rule as notified	Agrees with PER and RDIS activity statuses outside of landscape and natural character overlays
Clarus	474	30	INF - Infrastructure	INF-S2 (Upgrading of infrastructure)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	31	INF - Infrastructure	INF-S3 (Underground infrastructure)	Support	Retain standard as notified	Provides certainty for operators

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	32	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	33	INF - Infrastructure	INF-S5 (Cabinets not located within road reserve or the rail corridor)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	34	INF - Infrastructure	INF-S6 (Height – Support structures not regulated by the NESTF)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	35	INF - Infrastructure	INF-S7 (Size – Support structures not regulated by the NESTF)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	36	INF - Infrastructure	INF-S8 (Location – Support structures)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	37	INF - Infrastructure	INF-S14 (Buildings and structures, other than cabinets or support structures)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	38	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	39	INF - Infrastructure	INF-S17 (Earthworks – Area limit, including trenching)	Support	Retain standard as notified	Agrees with the limit of 500m2 trenching open at one time for Commercial and Mixed Use Zones, Industrial Zones, Open Space and Recreation Zones and Special Purpose Zones
Clarus	474	40	INF - Infrastructure	INF-S18 (Earthworks and vegetation removal – Reinstatement)	Support	Retain standard as notified	Provides certainty for operators
Clarus	474	41	INF - Infrastructure	INF-S20 (Removal of indigenous vegetation)	Support	Retain standard as notified	Does not limit vegetation removal outside of landscape and natural character overlays. If that interpretation is correct, the Gas Transmission Corridor should be included in the list of exemptions
Clarus	474	42	PINF - Protection of infrastructure	Whole chapter	Support in part	Retain as notified (conditional - refer to original submission)	Supports overall direction of the chapter

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	43	PINF - Protection of infrastructure	Whole chapter	Support in part	Seeks that the chapter's scope (objectives, policies and rules) are extended to include regionally significant infrastructure in general	Supports emphasis on Gas Transmission Network and the National Grid Chapter scope is limited and should be extended to other significant energy storage, distribution or transmission facilities Some of the objectives and policies refer to "regionally significant infrastructure" which is more broadly defined
Clarus	474	44	PINF - Protection of infrastructure	PINF-O1 (Adverse effects on infrastructure)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission
Clarus	474	45	PINF - Protection of infrastructure	PINF-P1 (Protecting regionally significant infrastructure)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Clarus	474	46	PINF - Protection of infrastructure	PINF-P2 (Adverse effects on gas transmission infrastructure)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Clarus	474	47	PINF - Protection of infrastructure	PINF-R1 (Activities in the Gas Transmission Pipeline Corridor)	Support	Retain rule as notified	Activities sensitive to gas transmission infrastructure' (as defined) should generally not establish within 15m of the Gas Transmission Pipeline. Supports consideration in rule of notifying pipeline owner. Refer to original submission for full reasons.
Clarus	474	48	PINF - Protection of infrastructure	PINF-R2 (Building and structures, including additions and alterations to existing buildings and structures, within the Gas Transmission Pipeline Corridor)	Support	Retain rule as notified	Adequately protects both the pipeline and the potential buildings and structures. Supports consideration in rule of notifying pipeline owner.
Clarus	474	49	REG - Renewable Electricity Generation	Whole chapter	Support in part	Amend the chapter title as follows: "Renewable <u>Energy Sources and</u> Electricity Generation" And amend the objectives, policies and rules to support renewable gas and liquid energy sources as well as renewable electricity	Intent of the chapter is supported but it should not be limited to renewable electricity. There are other sources of renewable and low-carbon energy that should be equally supported Would improve alignment with Wellington RPS Refer to original submission for full reasons
Clarus	474	50	REG - Renewable Electricity Generation	REG-O1 (Benefits of renewable electricity generation)	Support in part	No specific relief sought (refers to submission point 474.52)	Supportive of renewable electricity. Does not include renewable liquid and gas energy sources
Clarus	474	51	REG - Renewable Electricity Generation	REG-O2 (Providing for renewable electricity generation)	Support in part	No specific relief sought (refers to submission point 474.52)	Supportive of renewable electricity. Does not include renewable liquid and gas energy sources

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	52	REG - Renewable Electricity Generation	REG-O3 (Providing for renewable liquid and gas energy sources)	Oppose (requesting new provision)	Add new objective as follows: "REG-O3: Providing for renewable liquid and gas energy sources Renewable liquid and gas energy infrastructure and activities are able to establish and operate in appropriate locations within Lower Hutt while: 1. Managing adverse effects on the environment, and 2. Recognising their practical constraints including those arising from their functional needs, operational needs and technical requirements."	Reasons given not specific to this relief, see original submission
Clarus	474	53	REG - Renewable Electricity Generation	REG-P1 (Benefits of renewable electricity generation)	Support in part	Amend policy title and chapeau to insert the following after "renewable electricty generation": "...and renewable liquid and gas energy sources"	Does not include renewable liquid and gas energy sources
Clarus	474	54	REG - Renewable Electricity Generation	REG-P2 (Consideration of the adverse effects of renewable electricity generation activities)	Support in part	Amend policy title and chapeau to insert the following after "renewable electricty generation": "...and renewable liquid and gas energy sources"	Does not include renewable liquid and gas energy sources
Clarus	474	55	REG - Renewable Electricity Generation	REG-P3 (Operating, maintaining and repairing renewable electricity generation activities)	Support in part	Amend policy title and clauses (1) and (2) to insert the following after "renewable electricty generation": "...and renewable liquid and gas energy sources"	Does not include renewable liquid and gas energy sources
Clarus	474	56	REG - Renewable Electricity Generation	REG-P5 (Upgrading and developing renewable electricity generation activities)	Support in part	Amend policy to include the following: "Provide for new or upgraded renewable liquid and gas energy activities, while: a. Minimising adverse effects on landscape, visual and amenity values, b. Avoiding adverse effects on urban environments, c. Minimising adverse noise effects on activities sensitive to noise, d. Managing odour effects, and e. Managing heath and safety effects in accordance with national guidance."	Does not include renewable liquid and gas energy sources
Clarus	474	57	REG - Renewable Electricity Generation	Rules	Support in part	Seeks that the rules are updated to give effect to changes to the REG objectives and policies requested in submission points 474.52 to 474.56	Should be updated to give effect to amended objectives and policies
Clarus	474	58	CL - Contaminated Land	Whole chapter	Support	Retain chapter as notified	Reasons given not specific to this relief, see original submission
Clarus	474	59	HS - Hazardous Substances	Whole chapter	Support	Retain chapter as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	60	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Support in part	Amend rule to add "upgrade" after "repair" in sub-clauses 2(b)(vii) and 3(a)(viii)	Agrees with excluding the maintenance, operation, repair and decommission of existing infrastructure, from restrictions on indigenous vegetation removal. Add upgrade to the list.
Clarus	474	61	SUB - Subdivision	SUB-P9 (Subdivision for infrastructure)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Clarus	474	62	SUB - Subdivision	SUB-P26 (Subdivision of land within the Gas Transmission Pipeline Corridor)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Clarus	474	63	SUB - Subdivision	SUB-R25 (Subdivision of land within the Gas Transmission Pipeline Corridor)	Support in part	Amend an incorrect cross-reference in clause (2), which should refer to SUB-R25.1 rather than SUB-R26.1	The intent of the rule is supported
Clarus	474	64	EW - Earthworks	EW-P16 (Earthworks within the Gas Transmission Pipeline Corridor not associated with infrastructure)	Support	Retain policy as notified	Policy is appropriate, but is repetitive with “the safe and efficient functioning, operation, maintenance and repair, upgrading and development” stated 3 times.
Clarus	474	65	EW - Earthworks	EW-R17 (Earthworks within the Gas Transmission Pipeline Corridor not associated with infrastructure)	Support	Retain rule as notified	This rule is appropriate, including the requirement for notification to the owner and operator of the pipeline.
Clarus	474	66	EW - Earthworks	EW-S14 (Earthworks within the Gas Transmission Pipeline Corridor not associated with infrastructure)	Support	Retain standard as notified	This standard helps to ensure that the pipeline is safe.
Clarus	474	67	LIZ - Light Industrial Zone	Whole chapter	Support	Retain chapter as notified	The provisions are appropriate
Clarus	474	68	GIZ - General Industrial Zone	Whole chapter	Support	Retain chapter as notified	The provisions are appropriate
Clarus	474	69	GIZ - General Industrial Zone	whole chapter	Support	Retain chapter as notified	The provisions are appropriate
Clarus	474	70	NOSZ - Natural Open Space Zone	NOSZ-O2 (Activities in the zone)	Support in part	Amend objective as follows: "The Natural Open Space Zone: ... b. Provides for other activities that: ... iv. Have a functional or operational need to be located in the zone."	The zone includes infrastructure which necessarily must traverse some OSZ areas in order to provide essential services to residents and businesses.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Clarus	474	71	NOSZ - Natural Open Space Zone	NOSZ-O3 (Built character)	Support in part	Amend objective as follows: "The Natural Open Space Zone includes a low level of built development that: ... c. Is compatible with the planned character and amenity of adjoining Residential Zones and Rural Zones, or d. includes essential infrastructure only to the extent that this has a functional or operational need to be located in the zone.	The zone includes infrastructure which necessarily must traverse some OSZ areas in order to provide essential services to residents and businesses.
Clarus	474	72	NOSZ - Natural Open Space Zone	NOSZ-P2 (Compatible activities)	Support	Retain policy as notified	Recognises activities that have a functional and operational need to be in the zone
Clarus	474	73	NOSZ - Natural Open Space Zone	NOSZ-P3 (Potentially incompatible activities)	Support	Retain policy as notified	Recognises activities that have a functional and operational need to be in the zone
Clarus	474	74	Designations	WRC-12 Belmont Regional Park	Oppose in part	Seeks that the Gas Transmission Pipeline Corridor is excluded entirely from the boundaries of the proposed designation OR alternative relief: Seeks that the purpose and the activities authorised by the designation are more clearly specified before confirmation as part of the District Plan. Include greater detail about how earthworks, buildings and structures are to be managed, in situations where the NOR proposes these activities to be non-consented and with no outline plan required (subject to thresholds). The requiring authority (GWRC) to be required to advise or consult with Clarus prior to undertaking any works in the gas transmission pipeline corridor. Another possible approach is that the rules in the PINF– Protection of Infrastructure and EW - Earthworks Chapters which are relevant to the Gas Transmission Pipeline Corridor (GTPC) continue to apply in the designation. This is explained in the subsequent request in this submission.	The need for a designation to provide for the activities stated is not very clear. There are no Proposed District Plan overlays over the Regional Park which would appear to limit most normal parks activities, although the NOR states that there are. Reference to "activities permitted in the operative reserve management plan" means there is little certainty on the activities and outcomes which would occur. No requirement for GWRC to consult with Clarus prior to undertaking works near pipeline. Clarus would require s176 approval from GWRC to undertake works. Refer to original submission for full reasons.

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Clarus	474	75a	Designations	WRC-12 Belmont Regional Park - proposed conditions	Oppose in part	Seeks that, it the Gas Transmission Pipeline Corridor is not excluded from the boundaries of the proposed designation, then a new condition is added to the conditions list as follows: New condition: "The Requiring Authority shall recognise the need for regionally significant infrastructure to operate and, where necessary, develop within the Regional Park."	Condition 4 would enable works, which would otherwise be controlled by the PINF chapter and EW chapter provisions which protect the Gas Transmission Pipeline Corridor, to occur as non-consented activities and with no outline plan process. Refer to original submission for full reasons.
Clarus	474	75b	Designations	WRC-12 Belmont Regional Park - proposed conditions	Oppose in part	Seeks that, it the Gas Transmission Pipeline Corridor is not excluded from the boundaries of the proposed designation, then condition 4 of the designtion is amended to include the following: "District Plan Standard EW-S14 will apply to earthworks within the Gas Transmission Pipeline Corridor."	Condition 4 would enable works, which would otherwise be controlled by the PINF chapter and EW chapter provisions which protect the Gas Transmission Pipeline Corridor, to occur as non-consented activities and with no outline plan process. Refer to original submission for full reasons.
Clarus	474	75c	Designations	WRC-12 Belmont Regional Park - proposed conditions	Oppose in part	Seeks that, it the Gas Transmission Pipeline Corridor is not excluded from the boundaries of the proposed designation, then condition 4 of the designtion is amended to include the following: "New buildings and structures within the Gas Transmission Pipeline Corridor are excluded."	Condition 4 would enable works, which would otherwise be controlled by the PINF chapter and EW chapter provisions which protect the Gas Transmission Pipeline Corridor, to occur as non-consented activities and with no outline plan process. Refer to original submission for full reasons.
Clarus	474	75d	Designations	WRC-12 Belmont Regional Park - proposed conditions	Oppose in part	Seeks that, it the Gas Transmission Pipeline Corridor is not excluded from the boundaries of the proposed designation, then a new condition is added to the conditions list as follows: New condition: "The Requiring Authority shall consult with the gas transmission pipeline owner and operator for any works within 15m of the gas transmission pipeline."	Condition 4 would enable works, which would otherwise be controlled by the PINF chapter and EW chapter provisions which protect the Gas Transmission Pipeline Corridor, to occur as non-consented activities and with no outline plan process
Clarus	474	76	Maps - Other	Gas transmission pipeline corridor	Oppose in part	Seeks that the word "informational" used in relation to the Gas Transmission Pipeline Corridor in the maps is replaced with words to the effect of: "The exact location of the corridor cannot be mapped with full accuracy. Provisions which reference the corridor are to be interpreted in relation to the actual pipeline location as determined on site."	The maps state that the Gas Transmission Pipeline Corridor is informational and 'does not form part of the District Plan'. We are concerned that this may undermine the rules which are linked to the corridor.
Dieter Engel	475	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Support in part	Seeks that there is improved transparency as to how and why 35% is used as a benchmark for rainfall predictions (refer to original submission)	Rainfall prediction estimates of 35 % do not quite reconcile with the NIWA maps for the next decades.
Dieter Engel	475	2	NH - Natural Hazards	Earthquake hazard	Support in part	Seeks that there a more specific rules for taller buildings, particularly in the High Density Residential Zone, to withstand earthquake hazard. (Inferred - refer to original submission)	Building heights differ between 36m and 22m in HDRZ High quality engineering is required to avoid collapse to neighbouring properties. Shopping centre collapse in Hutt Central is an example of how not to build

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Dieter Engel	475	3	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Support in part	Seeks that a map is provided showing inundation depths within the Flood Hazard Overlay (refer to original submission)	There is no legend explaining how deep or high the water may rise.
Dieter Engel	475	4	SUB - Subdivision	Natural Hazards	Other/Not stated	Seeks that subdivisons and new building should be judged based on their “load factor” on the Stormwater infrastructure as well as on properties down stream	Reasons given not specific to this relief, see original submission
Dieter Engel	475	5	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that a geological assessment is undertaken about the mechanics of aretesian well harvesting and the speed of replenishment, to identify limits of this process and potential risks	Wellington Water states that it can take 150 million litres of water per day from the Hutt River. This equates to 150,000 M3
Dieter Engel	475	6	Whole Plan	unclear	Other/Not stated	Seeks to "Update the map and add to the catchment all open pathways and underground feeder pipes areas" (refer to original submission)	The plan from GWRC shows only a portion of the stream and the catchment area
Dieter Engel	475	7	Does not relate to text or maps of the plan	None	Other/Not stated	Seeks that HCC provide a plan of how the overall rainfall will be managed in the light of the future increases of rainfall A plan is as well required on the remedial action that HCC will take to mitigate the now high flood risks areas along the Opahu stream	Detailed drainage plans show an intricate network of open flows and piped channels
PBJ Properties Ltd	476	1	Maps - Natural and Coastal Hazard Overlays	High Natural Hazard Area - 23 Fitzgerald Street	Oppose	Seeks that High Natural Hazard Areas are not applied to 23 Fitzgerald Street, Petone (inferred - refer to original submission)	Reasons given not specific to this submission point, see original submission
PBJ Properties Ltd	476	2	SCHED6 - Sites and Areas of Significance to Māori	unclear	Other/Not stated	Seeks that more information is provided in relation to SASMs: - How were the SASM’s arrived at? - What is the documented evidence for this decision? - Why are these specific areas targeted? - What does this mean for us as the property owners? - Will this ruling impact on the value of our property? - What is the extra cost of all of this to the landowner? - Will there be time delays?	Would like more information
Malcolm Ross	477	1	MRZ - Medium Density Residential Zone	MRZ-P2 (Non-residential activities)	Oppose	Seeks that the policy is deleted or amended on the basis that non-residential activities are not provided for in the Medium Density Residential Zone (inferred - refer to original submission)	The Character of the environment would change and would increase load on the existing infrastructure without significant investment.
Malcolm Ross	477	2	MRZ - Medium Density Residential Zone	MRZ-O3 , MRZ-O4	Oppose	Seeks that objectives are amended to delete any reference to allowing for building heights greater than two floors, or not to increase building heights higher than existing property if demolished.	The topography of hillside area would result in loss of privacy and mean intrusion to those neighbouring the property.
Malcolm Ross	477	3a	MRZ - Medium Density Residential Zone	MRZ-O3 (Provision of housing)	Oppose	Delete objective, or amend/remove any part of objective which allows for loss of natural light (inferred - refer to original submission)	The increase height and density has a high chance of adversely affecting those neighbouring properties should intensity increase. Particularly in relation to loss of sunlight.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Malcolm Ross	477	3b	MRZ - Medium Density Residential Zone	MRZ-O4 (Planned urban environment of the Medium Density Residential Zone)	Oppose	Delete objective, or amend/remove any part of objective which allows for loss of natural light (inferred - refer to original submission)	The increase height and density has a high chance of adversely affecting those neighbouring properties should intensity increase. Particularly in relation to loss of sunlight.
Malcolm Ross	477	4	MRZ - Medium Density Residential Zone	MRZ-O4 (Planned urban environment of the Medium Density Residential Zone)	Oppose	Retain clause 7 of the objective as notified	Increased loading in the infrastructure will adversely affect those living below the development
Malcolm Ross	477	5	MRZ - Medium Density Residential Zone	MRZ-P2 (Non-residential activities)	Support	No relief requested	All the listed items would be difficult to implement in this environment
Malcolm Ross	477	6	MRZ - Medium Density Residential Zone	MRZ-P12 (Urban design outcomes by meeting standard or assessment)	Amend	Amend policy as follows: "...Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical <u>that do not adversely affect neighbouring property unless the affected residents, upon review of the proposal, their expressed permission to proceed</u>."	Reasons given not specific to this relief, see original submission
Grant Martin	478	1	SASM - Sites and Areas of Significance to Māori	All provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan (refer to original submission)	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Mary Spiers and Samuel Spink	479	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 267 Muritai Road	Oppose	Remove Slope Assessment Overlay from 267 Muritai Rd, Eastbourne	This adversely constrains the future use and development of the affected areas and unnecessarily raises concerns over stability and run out impacts. Refer to original submission for full reasons.
Mary Spiers and Samuel Spink	479	2	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay - 267 Muritai Road, Eastbourne	Oppose	Seeks that the Coastal Inundation Hazard Overlay is not applied to 267 Muritai Rd, Eastbourne	The one size zone doesn't fit all and neglects key topographic and geographic factors.
Lars Schmidt	480	1	NH - Natural Hazards	Flood Hazard Overlay	Oppose	Seeks that Council stop any flooding overlay risk plan changes until either a fair timeframe and budget is provided to challenge the current assumptions (estimate is 5-10 years), or the correctness of the background research and information is confirmed by an independent peer review panel of subject matter experts	The proposed plan changes lack evidence and scientific integrity. The flood zone layout is arbitrary at best as it is against hydrodynamic principles. The mapping includes flooding reports caused by improper design or maintenance of storm and wastewater system. Refer to original submission for full reasons.
Lars Schmidt	480	2	NH - Natural Hazards	Tsunami Hazard Overlay	Oppose	Seeks that Council stop any tsunami risk overlay risk plan changes until either a fair timeframe and budget is provided to challenge the current assumptions (estimate is 5-10 years), or the correctness of the background research and information is confirmed by an independent peer review panel of subject matter experts	How was Tupua Horo Nuku Project factored into risk mapping? The effect of coastal form, vegetation and structures was not considered in sufficient detail for mapping of such resolution. tsunami hazard needs to be adjusted for the design life of residential structures to be code compliant.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Lars Schmidt	480	3	NH - Natural Hazards	Seismic hazards	Oppose	Seeks that Council stop any seismic overlay risk plan changes until either a fair timeframe and budget is provided to challenge the current assumptions (estimate is 5-10 years), or the correctness of the background research and information is confirmed by an independent peer review panel of subject matter experts	There are significant changes in the understanding of seismic hazard and these have been ignored. The research behind this plan is long outdated and cannot be considered. The plan change is therefore based on flawed data.
Michael Stewart	481	1	Maps - Zoning / Residential	Medium Density Residential Zone - Korokoro	Oppose	Rezone the lower Korokoro slopes from Akatea Drive down the hill to the intersection of London Road and Korokoro Road, to Large Lot Residential Zone	This area better matches the definition of "Large Lot Residential" as provided in LLRZ-O1, due to topography, vegetation cover and constraints in infrastructure and access to facilities. Refer to original submission for full reasons
Edmund Wano	482	1	Maps - Zoning / Residential	High Density Residential Zone	Oppose	Seeks that the Proposed District Plan does not include a High Density Residential Zone (inferred - refer to original submission)	Impacts of high-rise apartments or sun-obscuring townhouses in quiet areas with 1-storey homes. Refer to original submission for full reasons.
TMWano	483	1	Maps - Zoning / Residential	High Density Residential Zone	Oppose	Seeks that there is a pause and review on the inclusion of a High Density Residential Zone in the Proposed District Plan (inferred - refer to original submission)	No need for high density zones within x miles of city, improve public transport instead. Impact of tall buildings on sun access to existing homes, effect on health of damp, mouldy homes. (Refer to original submission for full reasons)
The Body Corporate of 220-222 Jackson Street Petone	484	1a	Schedules	Heritage buildings and areas	Oppose in part	Seeks that Council officers work with the Council's heritage architect assessors to resolve the inconsistencies in heritage building evaluation criteria	There is an inconsistency in the classification criteria for deciding heritage buildings versus contributing buildings versus non-contributing buildings between that listed in the proposed district plan and that used by the heritage architects making the assessments.
The Body Corporate of 220-222 Jackson Street Petone	484	1b	SCHED2 - Heritage Areas	HA03 - Jackson Street Heritage Area	Oppose in part	Seeks that 220 – 222 Jackson St is identified as a "contributing building" within the Jackson Street Heritaeg Area	Building is joined to 224 Jackson St which rightly has been classified as a heritage building. Frontage was designed in keeping with the original historical look. Refer to original submission for full reasons
Helen Hughes	485	1	Benmore Crescent - General	None	Other/Not stated	Seeks that the PDP provisions be retained or amended as required to ensure that any subdivision, land use, and development at 30 Benmore Crescent occurs in a way that avoids adverse effects on the natural environment and the existing residential Manor Park community, including its people, property, the transport network and public spaces. (Refer to original submission)	Concerned that the PDP does not include the most appropriate objectives, policies and rules / methods to manage the use, development, and protection of natural and physical resources in a way, or at a rate, that enables the existing Manor Park community to continue to provide for our social, economic, and cultural well-being and health and safety (refer to original submission for full reasons)
Jeremy Lovell-Smith	486	1	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay - 93 Oroua Street	Support in part	Remove High Flood Hazard Overlay from 93 Oroua Street, Eastbourne	Overlay does not coincide with lived experience; Accuracy of modelling, evidence base and validation Does not take into account mitigations proposed by HCC and Wellington Water Refer to original submission for full reasons
John Donnelly	487	1	MCZ - Metropolitan Centre Zone	None specific	Oppose in part	Seeks that provisions in the operative District Plan that "that disallows development of smaller than 400m2 commercial premisses in the non Heritage – Big Box Western Areas of Petone", are incorporated into the Proposed District Plan for the big box area of Petone	Allowing smaller developments in the big box parts of Petone will see businesses move there. The Heritage Precinct, with higher costs, will fail to be profitable, and this will see it revert to the run down, empty scenario of the late 1900's.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
John Donnelly	487	2	HH - Historical Heritage	HH-S1 (Height in heritage areas)	Amend	Amend clause (2) of the standard (height restrictions in the Jackson Street Heritage Area), as follows: -For non heritage-listed buildings, amend to 18 to 20 m building height with a 5m setback, and with some restrictions to heritage street front and design that enhances the beauty of the heritage street. -For heritage listed buildings, retain the 10m restriction or adjust to 15m (refer to original submission)	Small buildings with higher costs in a climate risk zone, and with vulnerable retail and hospitality tenants are insufficiently profitable to see future maintained buildings. Accommodation on floors above the ground commercial floor will ensure profitability and the survival of the heritage precinct into the future. It will also provide needed housing and density.
Hikoikoi Kaumatua Roopu	488	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Hikoikoi Kaumatua Roopu	488	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Michelle Fisher	489	1	SCHED1 - Heritage Buildings and Structures	H042 - The Glen (Katherine Mansfield)	Amend	Amend scheduled to item to correctly identify the address as 283A Muritai Road, Eastbourne	Currently identified as 283 Muritai Road, this is not a heritage property
Michelle Fisher	489	2	Maps - Natural and Coastal Hazard Overlays	Medium Flood Hazard Overlay - 283 Muritai Road	Oppose	Seeks that Medium Flood Hazard Overlay is removed from 283 Muritai Road, Eastbourne or supporting evidence provided justifying the identification of a bigger risk on this property relative to surrounding land	This area has not been subject to flooding in the last 19 years. Lacks confidence in the robustness of the process in identification of flooding risk.
Warren Owen	490	1a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Warren Owen	490	1b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Warren Owen	490	2	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, <u>and (where consistent with private property rights), are</u> protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Warren Owen	490	3	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows
Warren Owen	490	4	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land.
Warren Owen	490	5	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Support in part	Amend policy as follows: "The historic and contemporary connection Mana Whenua have with their sites and areas of significance and their associated values are recognised and (where consistent with private property rights) provided for."	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Warren Owen	490	6	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 490.1a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Warren Owen	490	7	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Warren Owen	490	8	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 490.1a is accepted	Reasons given not specific to this relief, see original submission
Warren Owen	490	9	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Warren Owen	490	10a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission

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Warren Owen	490	10b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 490.1b)	Reasons given not specific to this relief, see original submission
Warren Owen	490	11	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, to the extent that this is consistent with private property rights."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Warren Owen	490	12	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 490.1a)	Reasons given not specific to this relief, see original submission
Warren Owen	490	13	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Warren Owen	490	14	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy (inferred), or Amend to explicitly balance the interests of mana whenua with landowners, and recognise the benefits to the community of the productive use and development of land and resources, and explicity confine to category 1 sites	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.
Warren Owen	490	15	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend provision title as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, to the extent that this is consistent with private property rights - Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Warren Owen	490	16	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 490.1a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Warren Owen	490	17	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights

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Warren Owen	490	18	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Warren Owen	490	19	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Warren Owen	490	20	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 490.16	No specific reasons given in relation to this submission point, refers to submission point 490.16
Warren Owen	490	21a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Warren Owen	490	21b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 490.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Warren Owen	490	21c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 490.1a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Warren Owen	490	21d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Warren Owen	490	21e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Warren Owen	490	22	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 490.1a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Nadia Wheeler	491	1	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASM's	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Supports genuine Māori cultural sites being protected, provided they are either on public land or where they are both intact and clearly of great cultural significance.
Nadia Wheeler	491	2	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASM's	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Category 2 and 3 Sites in Schedule 6 of the Proposed Plan are not well identified, both in respect of their coverage area and also in terms of their significance to Māori. Refer to original submission for full reasons
Nadia Wheeler	491	3	SASM - Sites and Areas of Significance to Māori	SASM-03 ((Rangatiratanga (Self Determination))	Oppose	Delete objective (inferred - refer to original submission)	Inconsistent with property rights
Nadia Wheeler	491	4	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	The words avoid, remedy or mitigate is a high standard and is a greater restriction on land use and development. The greater the protection / restriction, the more stringent Council should be in identifying the sites
Vicki Hollywell	492	1	SASM - Sites and Areas of Significance to Māori	Entire Chapter	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Vicki Hollywell	492	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Lynne Birch	493	1a	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay	Support in part	Seeks that Slope Assessment Overlay is not included as a hazard overlay in the proposed District Plan, but the overlay maps are held as resource for reference within the Council offices.	The overlays cannot be regarded as accurate plans because of the unpredictable nature of Natural disasters . High possibility of being used by third parties, and could effect property values and insurance. Refer to original submission for full reasons.
Lynne Birch	493	1b	NH - Natural Hazards	Slope Hazard	Other/Not stated	Seeks that HCC keeps "the present RMA and District Plan polices and rules requiring property owners or developers to get specific geotechnical advice prior to applying for building or development consents" (refer to original submission)	The overlays cannot be regarded as accurate plans because of the unpredictable nature of Natural disasters . High possibility of being used by third parties, and could effect property values and insurance. Refer to original submission for full reasons.

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Alec Skeet	494	1	Maps - Natural Environment Values Overlays	Outstanding Natural Landscape - Remutaka Range	Amend	Seeks that the Outstanding Natural Landscape – Remutaka Range is revised to follow along the fire break which mainly borders properties and runs along the ridge of the hill separating Moores Valley and the catchment area	Rather than impact a large number of Land owners along Moores Valley (refer to original submission for full reasons)
Alec Skeet	494	2	NFL - Natural Features and Landscapes	Outstanding Natural Landscapes	Amend	Seeks that commentary is added to the proposed plan, clearly stating whether having an Outstanding Natural Landscape on your property will contribute in any way in the determination of having an Significant Natural Areas similarly applied in the future. The expectation is that any form of Remutaka Range ONL seeks only to protect the scenic view of the Moores Valley ridge line, and does not necessitate further attention from an SNA perspective	There appears to be an overreliance on digital modelling and desktop analysis rather than thorough on-site assessments when asserting overlays generally.
Alec Skeet	494	3	NFL - Natural Features and Landscapes	All provisions	Amend	Seeks that HCC: - Provide all affected landowners with clear, physical documentation detailing overlays that apply to their property and why. - Conduct thorough on-site assessments before finalising classifications to ensure both the accuracy and consistency of applied restrictions to all. - Allow affected landowners a fair and affordable opportunity to challenge inaccurate classifications.	The proposed overlays have significant implications for property owners and it is essential that they be applied accurately, equitably and with some insurance that they will not be extended in the course of time.
Alec Skeet	494	4	Maps - Natural Environment Values Overlays	Outstanding Natural Landscape - Remutaka Range	Other/Not stated	Seeks that Outstanding Natural Landscape – Remutaka Range is not applied along Moores Valley until issues concerning accuracy and equitability are resolved (refer to original submission)	The proposed overlays have significant implications for property owners and it is essential that they be applied accurately, equitably and with some insurance that they will not be extended in the course of time.
Peter Fahy	495	1	Maps - Natural and Coastal Hazard Overlays	Slope Assessment Overlay - 15 Sweetacres Drive)	Oppose	Remove Slope Assessment Overlay from property (inferred as 15 Sweetacres Drive, Belmont)	Reasons given not specific to relief, see original submission
Petone Historical Society Inc	496	1a	How the Plan Works	Whole chapter	Oppose	Seeks that the plan "Include specific and clear explanation of how “nested” provisions such as the objectives, policies and rules for Areas and Overlays within Zones relate to the more general zone provisions."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	1b	Part 3 - Area-Specific Matters	Whole part	Oppose	Seeks that the plan "Include specific and clear explanation of how “nested” provisions such as the objectives, policies and rules for Areas and Overlays within Zones relate to the more general zone provisions."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	2	How the Plan Works	Whole chapter	Oppose	Seeks to "Add cross-referencing and Notes to check for other relevant provisions to assist comprehension and to ensure relevant provisions are not overlooked"	Considers that "The plan is very fragmented and difficult to follow, even for experts. We suggest that more cross-referencing should be used where specific connections may not be obvious. For example – natural hazards provisions are spread over several sections."

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Petone Historical Society Inc	496	3	Definitions	Contributing building or structure	Support in part	Seeks to add to the end of the definition "and may include buildings and structures that have been built or substantially modified while contributing to the heritage character of the Area"	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	4a	Definitions	Alteration	Oppose in part	Seeks to "Add clarification to the definition of Alteration to say “the existing height of the building where the alteration is taking place” or similar;"	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	4b	Definitions	Height	Oppose in part	Seeks to "Add a diagram to the definition of Height to make it clear that height applies to every part of a building or structure; or make changes to both definitions"	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	5	Definitions	Relocation	Oppose in part	Amend "means to physically shift the location of a building within a site or to remove it from the site with the purpose of shifting it to another site". Relocation may include raising or lowering a building or structure."	Clarity
Petone Historical Society Inc	496	6	Definitions	Specified overlay	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	7	Definitions	Well-functioning urban environment	Support in part	Seeks to "Add a further item to the definition along the lines of: “recognises and provides for qualifying matters”"	Considers "... that the definition of well functioning urban environment is taken directly from the National Policy Statement on Urban Development. However, that was developed for a specific purpose and is not necessarily applicable to the many uses that it has in the Proposed District Plan. Unfortunately the definition omits any reference to cultural/heritage interests unless Māori or any of the “qualifying matters” that provide much of the character and interest, and also safeguards (such as natural hazards protections) within urban environments. This means that often the use of the term in the Proposed Plan’s objectives and policies does not cover aspects which the legislation requires, such as heritage recognition and protection and protection from natural hazards."
Petone Historical Society Inc	496	8	Definitions	New definition - maintenance and repair	Oppose (requesting new provision)	Seeks to "Include [an] appropriate definition, or definitions, for ... maintenance and repairs."	Clarity of rules using definition, practice in other District Plans including Christchurch District Plan, whether building code upgrades covered, see original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	9a	Definitions	Commercial activity	Support in part	Seeks to "Reinstate definition of Commercial Activity from the Operative District Plan" *[HCC note: that definition reads "any activity of a commercial nature which principally comprises:* *provision of office, financial, professional or other business services; including theatres, cinemas, video parlours, other places of entertainment, visitor accomodation, funeral parlours, showrooms, radio stations, television stations, car parking buildings, veterinary clinics, and any other use of a similar commercial nature* *but which excludes:* *retail activity, industrial activity, rural activity, recreational activity and residential activity; and* *service stations, commercial garages, car sales yards and licensed premises."]*	Considers that "The definition of commercial activity, taken from the NZ National Planning Standards, is very broad brush, and requires some clarification so that it is clear that it includes retailing and hospitality activities, and potentially that other things are not included. This is because the nature of various commercial activities and their associated effects is very varied. The distinction between retailing, offices, service stations, etc, in the current operative district plan has always been important for the management of actual and potential effects on the environment. Lack of this refinement of meaning will lead to a range of potential incompatibilities and adverse effects in the urban environment and also problems in interpreting policies."
Petone Historical Society Inc	496	9b	Definitions	New definitions (multiple)	Oppose (requesting new provision)	Seeks to "reinstate ... all definitions associated with" the definition of commercial activity in the operative district plan (see submission point 498.9a), specifically mentioning "retail activity" and inferred this also relates to the operative plan definitions of visitor accomodation, showroom, veterinary clinic, industrial activity, residential activity, service station, commercial garage, licenced premises, recreation/recreational activity	Considers that "The definition of commercial activity, taken from the NZ National Planning Standards, is very broad brush, and requires some clarification so that it is clear that it includes retailing and hospitality activities, and potentially that other things are not included. This is because the nature of various commercial activities and their associated effects is very varied. The distinction between retailing, offices, service stations, etc, in the current operative district plan has always been important for the management of actual and potential effects on the environment. Lack of this refinement of meaning will lead to a range of potential incompatibilities and adverse effects in the urban environment and also problems in interpreting policies."
Petone Historical Society Inc	496	10	UDSD - Strategic Direction - Urban Form and Development	UDSD-O2 (Outcomes for Well-Functioning Urban Environments)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	11	UDSD - Strategic Direction - Urban Form and Development	UDSD-O11 (Special values)	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	12a	UDSD - Strategic Direction - Urban Form and Development	UDSD-O12 (Centres as Community Focal Points)	Oppose	Seeks to "Ensure that this objective is reworded to apply also to Petone's historic town centre, eg by reference to Jackson Street, Petone in the objective" [conditional, see submission point 498.12b and original submission for details]	Likely objective would be interpreted using names of zones, omits Petone centre, see original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	12b	Definitions	New definition - "neighbourhood centre"	Oppose (requesting new provision)	Seeks to "[introduce] a new definition of “neighbourhood centre” which includes Jackson Street, Petone." [conditional, see submission point 498.12a and original submission for details]	Likely objective would be interpreted using names of zones, omits Petone centre, see original submission for full reasons.
Petone Historical Society Inc	496	13	UDSD - Strategic Direction - Urban Form and Development	UDSD-O13 (Centres Hierarchy)	Oppose (requesting new provision)	Seeks to "Ensure that this objective applies to Petone, with the centre being Jackson Street, Petone ... A way of addressing the submission could be to refer to commercial centres (as defined) rather than business centres."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	14	UDSD - Strategic Direction - Urban Form and Development	UDSD-O14 (Industrial and Business Activities)	Oppose in part	Seeks to "Change the wording of this objective so that it is consistent in form to other objectives and purposeful" and to add "a qualifier, such as “Recognise that industrial and business activities ....” or “Enable industrial and business activities to ...”"	Consistency with other objectives [inferred]
Petone Historical Society Inc	496	15	HH - Historical Heritage	Introduction	Oppose in part	Seeks to "Replace “~~activities~~” with “subdivision, use and development”." in second paragraph.	Consistency with s6 of the Act
Petone Historical Society Inc	496	16	HH - Historical Heritage	Introduction - Heritage Areas	Oppose in part	Seeks that "Paragraph 2 ... state that there may be noncontributing structures within a heritage area, rather than indicating that all three classifications are found in all heritage areas." and to "Add a new paragraph along the lines that “to retain the integrity of a heritage areas, demolition may be provided for, but only when a consent for a replacement building has been granted, or in the case of a contributing building is being sought at the same time that consent for a replacement building is sought and both consents are to be considered together”	Considers that "... Heritage Areas may include a range of buildings and structures that have different levels of heritage importance, we are concerned that the ease of demolition for both contributing and non-contributing structures is too easy and may result in gaps which have both short and long term significant adverse effects on the heritage character of the area."
Petone Historical Society Inc	496	17	HH - Historical Heritage	Introduction - Responsibilities of Heritage New Zealand Pouhere Taonga and Wellington Regional Council	Oppose in part	Seeks to "Add the [Regional Policy Statement] to the responsibilities of Wellington Regional Council"	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	18	HH - Historical Heritage	Introduction	Oppose in part	Seeks to "Add a clear statement that HCC through the District Plan has responsibilities to identify and protect historic heritage in its area"	Considers that "Many people mistakenly think a place or building only has value if it has been identified by HNZPT, which is not the case.", see original submission for context
Petone Historical Society Inc	496	19	HH - Historical Heritage	HH-O1 (Historic heritage values are recognised and protected)	Support	Retain as notified	Consistency with the Act
Petone Historical Society Inc	496	20	HH - Historical Heritage	HH-O2 (Sustainable long-term use)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	21	HH - Historical Heritage	HH-P2 (Identifying historic heritage within heritage areas)	Multiple	Seeks to "Include a clear statement in the Schedules to the Plan as to why each of the Heritage Areas have been identified and what the historic heritage values of each are (eg, as in the Manawatu District Plan). Alternatively, include a cross-reference to a publicly-available Heritage Inventory with analysis which has been carried out and forms the basis for the application of this policy."	Considers that "Without some sort of clear statement it will not be possible to interpret this policy. The National Planning Standards clause 10.14.c notes that a description of the values of sites should generally be included in schedules (although this is not specific to heritage)", see original submission for context
Petone Historical Society Inc	496	22a	HH - Historical Heritage	HH-P1 (Identify significant historic heritage)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22b	HH - Historical Heritage	HH-P3 (Enable maintenance and repair)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22c	HH - Historical Heritage	HH-P4 (Continued use and adaptive re-use)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22d	HH - Historical Heritage	HH-P5 (Healthy and energy efficient heritage buildings)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22e	HH - Historical Heritage	HH-P6 (Seismic strengthening, fire safety, and accessibility)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22f	HH - Historical Heritage	HH-P7 (Alterations, additions and partial demolition)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22g	HH - Historical Heritage	HH-P8 (Relocation within the site)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22h	HH - Historical Heritage	HH-P9 (Relocation outside the site)	Support	Retain as notified	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	22i	HH - Historical Heritage	Whole chapter - requesting new design guide	Amend	Seeks to "Provide and reference a Design Guide for each of the Heritage Areas."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	23	HH - Historical Heritage	HH-P10 (New buildings and structures on the site of a heritage building or heritage structure)	Support in part	Amend "Provide for new buildings and structures on the sites that contain a heritage building or heritage structure where: a. New buildings and structures are compatible with <u>and do not detract from</u> the existing form, scale, materials and architectural style of the heritage buildings and heritage structures on the site <u>and</u>, b. New buildings and structures are located appropriately and are of an appropriate size and scale, having regard to: ..."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	24	HH - Historical Heritage	HH-P11 (Total demolition of heritage buildings and heritage structures)	Oppose in part	Delete " ... ~~ii. Total demolition is necessary to provide for the purpose of the Zone that the heritage building or heritage structure is located in."~~	Considers that "The Purpose of the Zone which applies for many of Petone's listed buildings is set out in MCZ – O1, which is not a relevant consideration for heritage. Similarly, many listed buildings are in High Density Residential zones, where the zone purpose is intensification for residential purposes. This policy consideration would work contrary to the more detailed purpose of heritage protection."
Petone Historical Society Inc	496	25	HH - Historical Heritage	HH-P12 (Total demolition of contributing buildings or structures in heritage areas)	Support in part	Seeks to "Retain this policy (and provide a link to the rules that apply to demolition in both circumstances – see later submission)." and "Add to b.i "and the new building or structure is a consented building, or consent for a new building or structure is being sought concurrently.""	Considers that "Despite rules in the Metropolitan Centres Zone that technically should prevent any buildings being demolished in the Jackson Street Heritage Area without a replacement building being planned, we are concerned that the weakness of this policy may result in long term gaps in the continuous frontage which contributes strongly to the heritage values of the area (but is not specifically mentioned anywhere in the Plan)."
Petone Historical Society Inc	496	26	HH - Historical Heritage	New policy	Oppose (requesting new provision)	Seeks to "Add a new policy relating to the demolition of noncontributing buildings or structures in Heritage Areas which mirrors HH - P12 and includes a policy requirement that the demolition is only allowed if a replacement building is consented or consent is being sought concurrently"	Considers that "We acknowledge that these buildings are of lower heritage significance and may even detract from the overall value of a heritage area, demolition of such buildings should be allowed (except where there is an immediate threat to life) only if there is a high likelihood of an appropriate replacement building being built within the near future. Despite rules in the Metropolitan Centres Zone that technically should prevent any buildings being demolished in the Jackson Street Heritage Area without a replacement building being planned, we are concerned that the weakness of this policy may result in long term gaps in the continuous frontage which contributes strongly to the heritage values of the area (but is not specifically mentioned anywhere in the Plan)."
Petone Historical Society Inc	496	27a	HH - Historical Heritage	HH-P13 (Redevelopment of non-contributing buildings or structures in heritage areas)	Support in part	Seeks to "Retain HH-P13 as worded but include a policy requirement that the demolition is only allowed if a replacement building is consented or consent is being sought concurrently (unless this is addressed by the new policy requested [in submission point 498.26])."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	27b	HH - Historical Heritage	HH-P14 (New buildings and structures in heritage areas)	Support in part	Seeks to "In HH-P14, add the words "and do not detract from" between "compatible with" and "the existing form...."."	Reasons given are in connection to other submission points in submission, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	28	HH - Historical Heritage	Rules - Note	Support in part	Seeks to clarify the note to address submitter's concern that "This explanation is useful, but is not entirely clear. A casual reader may not appreciate that the rules apply to ALL buildings and structures on A SITE listed in Schedule 1, and ALL buildings and structures within the areas shown on the Plan Maps for the heritage areas listed in Schedule 2 (whether or not they are identified as Schedule 1 or Contributing Buildings)"	Reasons embedded in relief
Petone Historical Society Inc	496	29	HH - Historical Heritage	HH-R2 (Alterations and additions to heritage buildings, heritage structures, and buildings and structures in heritage areas)	Oppose in part	Delete " ... b. For non-contributing buildings or structures in a heritage area: i. The alteration or addition is internal to the building or structure, or ii. ~~The addition or alteration is external to the building or structure and compliance is achieved with HH-S1: Height in heritage areas, HH-S2: Height in relation to boundary in heritage areas, and HH-S3: Setbacks in heritage areas.~~"	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	30	HH - Historical Heritage	HH-R2 (Alterations and additions to heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support in part	In HH-R2.4, seeks to "Add an additional matter of discretion for the Jackson Street Heritage Area along the lines of: "the contribution that the façade of the building will make to the heritage values of the Jackson Street Heritage Area"."	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	31a	HH - Historical Heritage	HH-R4 (Relocation of heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	31b	HH - Historical Heritage	HH-R5 (Total demolition of heritage buildings, heritage structures, and buildings and structures in heritage areas)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	31c	HH - Historical Heritage	HH-R6 (New buildings and structures on sites with heritage buildings or heritage structures)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	31d	HH - Historical Heritage	HH-R7 (New buildings and structures in heritage areas)	Multiple	Retain as notified [but see alternative relief in submission point 498.32]	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	32	HH - Historical Heritage	HH-R7 (New buildings and structures in heritage areas)	Multiple	Add "except that for a corner site half the length on one boundary may exceed 1.2m" [inferred to be in relation to HH-R7.1.b.ii, and see also alternative relief in submission point 498.31d]	Considers that "There have been problems with lack of control of fences in Heritage Areas in the past. We particularly support HHR-7b.ii as an appropriate control. However, this is a bit of a problem for corner site fence heights. Good practice would allow for a secluded back yard."
Petone Historical Society Inc	496	33	HH - Historical Heritage	Standards	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	34	HH - Historical Heritage	Rules	Oppose (requesting new provision)	Seeks to "add key cross-referencing" and "that particularly the rules which apply to demolition/alternations and new buildings in the MCZ generally should be cross-referenced in relation to the Jackson Street Heritage Area"	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	35	SCHED2 - Heritage Areas	New design guides	Oppose (requesting new provision)	Seeks to "Incorporate appropriate information/explanatory statement and Design Guidance for each of the Heritage Areas in the Plan"	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	36	SUB - Subdivision	SUB-O2 (Subdivision design)	Multiple	Retain as notified, or "enhance the wording" of SUB-O2.4	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	37	SUB - Subdivision	SUB-P8 (Esplanade requirements)	Support in part	Retain SUB-P8.2.c as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	38	SUB - Subdivision	SUB-P16 (Subdivision of land containing Heritage Buildings or Heritage Structures)	Support in part	Amend "Provide for the subdivision of land containing Heritage Buildings or Heritage Structures <u>only</u> where: ... "	Considers "that there should be an underlying presumption against the subdivision of sites containing heritage buildings or structures. That is because the curtilage of such buildings and structures provides much of their significant setting. We consider that the policy needs strengthening to discourage subdivision, by adding a further word so that subdivision is the exception rather than a general expectation"
Petone Historical Society Inc	496	39a	SUB - Subdivision	SUB-P17 (Subdivision of land within Heritage Areas)	Support in part	Amend "Provide for the subdivision of land within Heritage Areas <u>only</u> where: ..."	Considers "that there should be an underlying presumption against the subdivision of land within Heritage Areas. That is because the subdivision pattern within heritage areas usually comprises a significant component of the historic character and values of such areas, particularly in urban settings. We consider that the policy needs strengthening to discourage subdivision, by adding a further word so that subdivision is the exception rather than a general expectation"
Petone Historical Society Inc	496	39b	SCHED2 - Heritage Areas	New design guides	Oppose (requesting new provision)	Address subdivision in design guides for each heritage area [inferred, see original submission p23]	Considers "that there should be an underlying presumption against the subdivision of land within Heritage Areas. That is because the subdivision pattern within heritage areas usually comprises a significant component of the historic character and values of such areas, particularly in urban settings"
Petone Historical Society Inc	496	40	EW - Earthworks	Whole chapter	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	41	SIGN - Signs	SIGN-O1 (Signs)	Support	Retain as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	42	SIGN - Signs	SIGN-P1 (Signs provided for)	Support in part	Seeks to " Add reference to Overlays and Precincts after Zone in 1.d Add heritage values in 3 Retain other content as currently worded." [see original submission for context, p24]	Considers "The character of the specific sub-Zone areas needs special mention, as otherwise it is only the more general character, etc, of the Zone that would be considered under this policy, and historic values are as important (or more as section 6 , not section 7 matters) as general amenity and character"
Petone Historical Society Inc	496	43	SIGN - Signs	SIGN-P3 (Third-party advertising signs)	Support in part	Seeks to "Add reference to Overlay and Precincts in the first sentence."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	44	SIGN - Signs	SIGN-P5 (Signs on heritage buildings or heritage structures or in heritage areas)	Multiple	Amend "Enable signs on heritage buildings, heritage structures, and within historic heritage areas only where they do not detract from significant historic heritage values, having regard to ..." Add "location on the building or within the area" to SIGN-P5.3 [unclear where exactly this text would be inserted] Or alternatively seeks "replace the whole policy with something similar to the Wellington District Plan – SIGN – P3." [inferred this is in relation to the Proposed Wellington District Plan 2024]	Considers "Signs can be a major detraction from heritage character in heritage areas and on heritage buildings. ... Signs provisions are generally not well-policed, particularly in Jackson St. ... Other concerns include that signs can damage heritage fabric, obscure architectural features, detract from architectural and streetscape values of buildings and heritage areas."
Petone Historical Society Inc	496	45	SIGN - Signs	Whole chapter	Oppose in part	Seeks to "Clarify provisions for moving images in heritage areas and on heritage buildings and structures, and ensure that such signage is not enabled."	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	46	SIGN - Signs	SIGN-R4 (Signs on sites with scheduled heritage buildings, heritage structures, or sites within a heritage area)	Multiple	Seeks to "Correct reference to permitted rule in 2" and "Clarify rule in relation to non-contributing buildings in heritage areas"	Clarity of application of rule to non-contributing buildings
Petone Historical Society Inc	496	47	MCZ - Metropolitan Centre Zone	Introduction	Oppose (requesting new provision)	Add a reference to the Jackson Street Heritage Area, specifically "Add further explanation to acknowledge that the Zone contains the biggest, most socially and economically integrated, and highly-valued Historic Heritage Area in the City."	Clarity
Petone Historical Society Inc	496	48	MCZ - Metropolitan Centre Zone	Introduction - PREC1 - Jackson Street Character Transition Precinct	Support in part	Amend "... The Jackson Street Character Transition Precinct applies at the western ~~either end~~ of Jackson Street outside the..."	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	49	MCZ - Metropolitan Centre Zone	MCZ-O4 (Planned character and planned urban built environment of the zone)	Oppose in part	Seeks to "Add a further item along the lines: "that recognises and protects the significant heritage values of the Jackson Street Heritage Area""	Value of the Jackson Street Heritage Area, see original submission for context

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	50	MCZ - Metropolitan Centre Zone	MCZ-P6 (Role in network of commercial and industrial areas)	Oppose	Seeks to "Add at the end of this policy, words such as: ”except that small-scale retail and hospitality activities are to remain concentrated in the Jackson Street Heritage Area and discouraged elsewhere in the Zone”. (Food and beverage activities may be appropriate instead of hospitality)."	Considers that "This policy does not recognise that the MCZ includes the City’s biggest, most socially and economically integrated, and highly-valued Historic Heritage Area, which is based on heritage buildings and a finely-grained subdivision pattern. This pattern predates the industrial takeover of former housing land to the west of the heritage area due to earlier zoning patterns which enabled amalgamation of sites and establishment of larger footprint industrial and later retailing uses. This policy should recognise that the heritage area requires activities at particular scale – particularly ground-floor activities – which will be smaller in scale than those which are able to establish further west. Consequently, such smaller scale activities should be favoured in the Historic Area and discouraged from establishing elsewhere in the Zone, as has been the case for the past 35+ years."
Petone Historical Society Inc	496	51	MCZ - Metropolitan Centre Zone	MCZ-P7 (Development capacity – General)	Support in part	Seeks to "Add mention of retail and hospitality activities (including food and beverage activities) before housing in" MCZ-P7.2 [inferred]	Considers that "The Jackson Street Heritage Area is effective as a traditional “main street” and has been able to keep its vitality and bustling character because in the past it has been managed under policy and rules that seek to retain and enhance these characteristics and separate its commercial and business functions from the functions of nearby formerly industrial and more recently mixed use zones particularly to the west. This approach has been an essential underpinning for the management of the area. The two types of activity that have largely contributed to the vitality of the area are retail and hospitality activities."
Petone Historical Society Inc	496	52	MCZ - Metropolitan Centre Zone	New policy	Multiple	Seeks to "Add an additional policy under a heading like “Ensuring the Continuing Vitality/Vibrancy of the Jackson Street Heritage Area”. The policy should indicate that small-scale retail, service and hospitality (food and beverage) activities are restricted throughout the Zone apart from in the Jackson Street Heritage Area.", or alternatively [inferred], an equivalent policy to Policy 5B 1.1.2A (b) and (c) in the operative district plan but "the focus would be on avoiding detracting from the vibrancy and vitality of Jackson Street Heritage Area, rather than Hutt City Centre Zone"	Vitality of the area, viability of heritage and associated buildings, see original submission for context
Petone Historical Society Inc	496	53	MCZ - Metropolitan Centre Zone	MCZ-R2 (Demolition or removal of structures other than buildings)	Multiple	Seeks to "Add an exclusion for structures in the Jackson Street Heritage Area." or alternatively "Demolition of structures in this area should be provided for as a discretionary activity, not a permitted activity."	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	54a	MCZ - Metropolitan Centre Zone	MCZ-R3 (Demolition or removal of buildings)	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Clarity, interaction with heritage provisions
Petone Historical Society Inc	496	54b	MCZ - Metropolitan Centre Zone	MCZ-R4 (Alterations and additions to existing buildings and structures)	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Clarity, interaction with heritage provisions
Petone Historical Society Inc	496	54c	MCZ - Metropolitan Centre Zone	MCZ-R5 (New minor buildings and minor structures)	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Clarity, interaction with heritage provisions
Petone Historical Society Inc	496	54d	MCZ - Metropolitan Centre Zone	MCZ-R6 (New buildings and structures (except minor buildings and minor structures))	Support in part	Seeks to "Retain these rules in relation to the Jackson Street Heritage Area, and ensure that there is a clear link between these rules and the applicable provisions in the Historical Heritage part of the Plan. Ensure that these rules are sufficient to protect frontages in the Jackson Street Heritage Area from being left vacant for long periods."	Clarity, interaction with heritage provisions
Petone Historical Society Inc	496	55a	MCZ - Metropolitan Centre Zone	MCZ-R12 (Food and beverage activities)	Oppose in part	Seeks to "Replace the permitted activity rules with rules that provide a minimum size for such activities throughout the zone, except in the Jackson Street Heritage Area, where there is no minimum size. Reinstate a rule which is similar to the existing rule which applies to retail activities and sets a minimum size of 500m2 gross floor area throughout the zone except in the Jackson Street Heritage Area for these activities. Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area."	Considers "that such activities can establish in diverse and widespread locations within the zone where they can have an adverse effect on the vitality and sustainability of the Jackson Street Heritage Area."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	55b	MCZ - Metropolitan Centre Zone	MCZ-R13 (Grocery stores and supermarkets)	Oppose in part	Seeks to "Replace the permitted activity rules with rules that provide a minimum size for such activities throughout the zone, except in the Jackson Street Heritage Area, where there is no minimum size. Reinstate a rule which is similar to the existing rule which applies to retail activities and sets a minimum size of 500m2 gross floor area throughout the zone except in the Jackson Street Heritage Area for these activities. Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area."	Considers "that such activities can establish in diverse and widespread locations within the zone where they can have an adverse effect on the vitality and sustainability of the Jackson Street Heritage Area."
Petone Historical Society Inc	496	56a	MCZ - Metropolitan Centre Zone	MCZ-R14 (Integrated retail activities)	Oppose	Seeks to "Ensure that the size of all retail activities throughout the zone, except in the Jackson Street Heritage Area is greater than 500m2 gross floor area, including a new rule for retail activities that are not integrated commercial activities. Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area"	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	56b	MCZ - Metropolitan Centre Zone	MCZ-R15 (Retail activities not otherwise provided for)	Oppose	Seeks to "Ensure that the size of all retail activities throughout the zone, except in the Jackson Street Heritage Area is greater than 500m2 gross floor area, including a new rule for retail activities that are not integrated commercial activities. Add appropriate matters of discretion where lager areas are proposed, which would include impact on the vitality and viability of the Jackson Street Heritage Area"	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	57	MCZ - Metropolitan Centre Zone	Whole chapter - references to MCZ-PREC1 - Jackson Street Character Transition Precinct	Oppose in part	Seeks to "Remove mention of the east end of the Jackson Street Character Area" [inferred to be throughout chapter]	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	58	MCZ - Metropolitan Centre Zone	MCZ-PREC1-O1 (Purpose and character)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	59a	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - Cuba Street, Petone	Oppose	Rezone to a residential zone, inferred High Density Residential	Incompatible with introduction, could undermine vitality and vibrancy of nearby areas particularly Jackson Street Heritage Area, Metropolitan Centre Zone, Industrial Zones. Does not contribute to well-functioning urban environment. High Density Residential already provides for home businesses and other activities. Character of areas including residential character. Amenity, signage, traffic, parking. See original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	59b	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - Hutt Road, Petone	Oppose	Rezone to a residential zone, inferred High Density Residential	Incompatible with introduction, could undermine vitality and vibrancy of nearby areas particularly Jackson Street Heritage Area, Metropolitan Centre Zone, Industrial Zones. Does not contribute to well-functioning urban environment. High Density Residential already provides for home businesses and other activities. Character of areas including residential character. Amenity, signage, traffic, parking. See original submission for full reasons.
Petone Historical Society Inc	496	59c	Maps - Zoning / Commercial and Industrial	Mixed Use Zone - Britannia Street, Petone	Oppose	Rezone to a residential zone, inferred High Density Residential	Incompatible with introduction, could undermine vitality and vibrancy of nearby areas particularly Jackson Street Heritage Area, Metropolitan Centre Zone, Industrial Zones. Does not contribute to well-functioning urban environment. High Density Residential already provides for home businesses and other activities. Character of areas including residential character. Amenity, signage, traffic, parking. See original submission for full reasons.
Petone Historical Society Inc	496	60	Maps - Heritage	Jackson Street Heritage Area	Support in part	Seeks to "Extend Jackson Street Heritage Area to the east to Cuba Street (i.e., return to Heritage Area/Zone as identified in the Plan prior to PC 56 and as in HNZPT registered Heritage Area)." inferred that this includes support for retaining the heritage area extent as notified as well	Considers that "The extent of the Heritage Area as currently delineated does not recognise the history of Jackson Street, including the almost 30-year history of recognition in Plans and by the HNZPT, and does not recognise that "surroundings" of heritage areas are important in assessing heritage values. Also, that buildings without identified heritage values, including those that have been modified under heritage controls under a previous District Plan, can be part of a Heritage Area and have played an important part in managing the precinct to date.". See also reasons in original submission for submission point 62 (p35).
Petone Historical Society Inc	496	61	Maps - Specific Height Control Overlay	Specific Height Control Overlay - 22m - between Jackson Street Heritage Area and Cuba Street, Petone	Oppose in part	Replace 22m Specific Height Control Overlay with 10m Specific Height Control Overlay between eastern end of Jackson Street Heritage Area and Cuba Street for sites fronting Jackson Street [inferred]	Considers that "The 22m height to the eastern end of the Jackson Street Heritage Area up to Cuba Street detracts for the heritage values of the Jackson Street Heritage Area. It does not recognise the history of Jackson Street, including the almost 30-year history of recognition in Plans and by HNZPT, and does not recognise that "surroundings" of heritage areas are important in assessing heritage values."
Petone Historical Society Inc	496	62	Maps - Precincts	Jackson Street Character Transition Precinct - eastern end near Cuba Street	Oppose	Remove precinct from east of Kensington Avenue [inferred].	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	63a	Maps - Heritage	Jackson Street Heritage Area	Amend	Add 354, 358, and 362-364 Jackson Street to the Jackson Street Heritage Area	Does not reflect PC56 decision, area not included in Jackson Street Character Transition Precinct creating a "gap".

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	63b	Maps - Specific Height Control Overlay	Specific Height Control Overlay - 22m - 354, 358, and 362-364 Jackson Street, Petone	Oppose in part	Replace 22m Specific Height Control Overlay with 10m Specific Height Control Overlay for 354, 358, and 362-364 Jackson Street	Does not reflect PC56 decision, area not included in Jackson Street Character Transition Precinct creating a "gap".
Petone Historical Society Inc	496	64	Maps - Heritage	Heretaunga Settlement Heritage Area	Support in part	Seeks to "Extend Heretaunga Settlement Heritage Area to include 4 properties on Jackson Street and 1 property on Esplanade – that is, include the lots containing 424, 426, 428 and 430 Jackson Street and 225 The Esplanade within the Heritage Area (i.e., return boundaries to Heritage Area/Zone as identified in the Plan prior to PC 56)" inferred that this includes support for retaining the heritage area extent as notified as well	Considers that "The extent of the Heritage Area as currently delineated does not recognise the history of the Heretaunga Settlement, including the almost 40-year history of recognition in Plans. It also does not recognise that the context and “surroundings” of heritage buildings are important in assessing and appreciating heritage values, including values of heritage areas. Also that buildings without identified heritage values, including those that have been modified under heritage controls under a previous District Plan, can be part of a Heritage Area. The area sought to be reinstated as part of the Heretaunga Settlement Heritage Area includes two houses that pre-date the Workers Dwellings, and one that was built under the Design Guidelines that have applied to the Area for 30 years."
Petone Historical Society Inc	496	65	SCHED1 - Heritage Buildings and Structures	Parts of schedule that relate to Petone	Support	Retain listings as notified, see p43-52 of original submission for specific items supported.	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	66a	SCHED1 - Heritage Buildings and Structures	New listing - 47 Patrick Street, Petone	Oppose (requesting new provision)	Add a heritage listing for 47 Patrick Street, Petone	Built under Worker's Dwelling Act, better than similar buildings of period, character of area, see original submission for full reasons.
Petone Historical Society Inc	496	66b	SCHED1 - Heritage Buildings and Structures	New listing - 227 The Esplanade, Petone	Oppose (requesting new provision)	Add a heritage listing for 227 The Esplanade, Petone	Built under Worker's Dwelling Act, better than similar buildings of period, character of area, see original submission for full reasons.
Petone Historical Society Inc	496	66c	SCHED1 - Heritage Buildings and Structures	New listing - 11, 13, and 15 Patrick Street, Petone	Oppose (requesting new provision)	Add a heritage listing for 11, 13, and 15 Patrick Street, Petone	Built under Worker's Dwelling Act, connection with Woburn Temple, see original submission for full reasons.
Petone Historical Society Inc	496	67a	SCHED1 - Heritage Buildings and Structures	New listing - 105-115 Hutt Road, Petone	Oppose (requesting new provision)	Add a heritage listing for 105-115 Hutt Road, Petone	Represent housing types with no representation in plan, connection to railway cottage settlement, see original submission for full reasons.
Petone Historical Society Inc	496	67b	SCHED1 - Heritage Buildings and Structures	New listing - 162 Hutt Road, Petone	Oppose (requesting new provision)	Add a heritage listing for 162 Hutt Road, Petone	Represent housing types with no representation in plan, connection to railway cottage settlement, one of the oldest buildings in Petone, see original submission for full reasons.
Petone Historical Society Inc	496	67c	SCHED1 - Heritage Buildings and Structures	New listing - 13 and 15 Nelson Street, Petone	Oppose (requesting new provision)	Add a heritage listing for 13 and 15 Nelson Street, Petone	Represent housing types with no representation in plan, connection to railway cottage settlement, this type of building has been lost to industrial encroachment, see original submission for full reasons.
Petone Historical Society Inc	496	67d	SCHED1 - Heritage Buildings and Structures	New listing - 34 and 34A Nelson Street, Petone	Oppose (requesting new provision)	Add a heritage listing for 34 and 34A Nelson Street, Petone	Represent housing types with no representation in plan, connection to railway cottage settlement, this type of building was widespread but now is less common, see original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	67e	SCHED1 - Heritage Buildings and Structures	New listing - 25 Nelson Street, Petone	Oppose (requesting new provision)	Add a heritage listing for 25 Nelson Street, Petone	Represent housing types with no representation in plan, connection to railway cottage settlement, this type of building was widespread but now is less common, see original submission for full reasons.
Petone Historical Society Inc	496	68	SCHED1 - Heritage Buildings and Structures	New listing - 1, 2, 2A, and 4 Mill Road, Petone	Oppose (requesting new provision)	Add a heritage listing for 1, 2, 2A, and 4 Mill Road, Petone	Considers that "These buildings form part of an intact Railway Cottage settlement in this area. There appear to be no other Railway Cottages protected anywhere in Lower Hutt District (the ones currently protected in the Operative Plan are proposed to be removed). This listing was supported by the Council's heritage consultants and the area was proposed to be incorporated in a larger Heritage Area which has not been proceeded with."
Petone Historical Society Inc	496	69	SCHED2 - Heritage Areas	Heritage Area HA-01, Heretaunga Settlement Heritage Area	Multiple	Move 11, 13, 15, and 47 Patrick Street and 227 The Esplanade from Contributing Buildings to Heritage Buildings Add 424, 426, 428, and 430 Jackson Street and 225 The Esplanade as Contributing Buildings	Reasons given are in connection to other submission points in submission, see original submission
Petone Historical Society Inc	496	70	SCHED2 - Heritage Areas	Heritage Area HA-02, Riddlers Crescent Heritage Area	Support	Retain as notified	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	71	SCHED2 - Heritage Areas	Heritage Area HA-03, Jackson Street Heritage Area	Multiple	Seeks significant changes to the description and coverage of the area, see original submission p41 and p53-56. Would affect: 75, 85, 103B, 125-127, 148, 150, 195-197, 199-203A, 220, 230, 250-252, 274, 284, 294, 293, 307, 327, 328, 330-334, 333, 336-339, 358-360, 362-370, and 376-378 Jackson Street, Petone	Reasons given specific to each item affected, see original submission (p53-56)
Petone Historical Society Inc	496	72	SCHED2 - Heritage Areas	Heritage Area HA-07, Petone Recreation Ground Heritage Area	Support	Retain as notified [inferred]	Reasons given not specific to this relief, see original submission
Petone Historical Society Inc	496	73a	TREE - Notable Trees	Whole chapter	Support	Retain as notified	Considers that "Significant trees often have heritage significance and contribute to the character of heritage areas"
Petone Historical Society Inc	496	73b	SCHED3 - Notable Trees	Whole schedule	Support in part	Retain those notable trees within Petone as notified	Considers that "Significant trees often have heritage significance and contribute to the character of heritage areas"
Petone Historical Society Inc	496	74a	SASM - Sites and Areas of Significance to Māori	Whole chapter	Support	Retain as notified	Consistent with s6(e) of the Act

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Historical Society Inc	496	74b	SCHED6 - Sites and Areas of Significance to Māori	Whole schedule	Support in part	Retain those sites and areas within Petone as notified	Consistent with s6(e) of the Act
Richard Te One	497	1	SASM - Sites and Areas of Significance to Māori	All provisions	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Richard Te One	497	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
John Burroughs	499	1	NH - Natural Hazards	Medium Flood Hazard Overlay	Oppose in part	Amend the Medium Flood Hazard Overlay to exclude areas downhill of 1/97 Norton Park Grove but not past 9 Wyndrum Avenue.	The Medium and High Flood Hazard Overlays of the Proposed District Plan are based on the original 1929 survey that created the original allotment for 97 Norton Park Grove. More recent surveys and history provides a better assessment of flooding hazard - which is zero. The stream near Norton Park Grove is a spring beginning in and collecting from a narrow valley above Norton Park Grove, and does not flood in the manner anticipated. The stream is piped under the road from 9 Wyndrum Avenue. (see original submission for full reasons)
John Burroughs	499	2	NH - Natural Hazards	Medium Flood Hazard Overlay	Oppose in part	Amend the High Flood Hazard Overlay of the stream near Norton Park Grove to Medium Flood Hazard Overlay and review the overlay with a view to narrowing its extent.	The Medium and High Flood Hazard Overlays of the Proposed District Plan are based on the original 1929 survey that created the original allotment for 97 Norton Park Grove. More recent surveys and history provides a better assessment of flooding hazard - which is zero. The stream near Norton Park Grove is a spring beginning in and collecting from a narrow valley above Norton Park Grove, and does not flood in the manner anticipated. The stream is piped under the road from 9 Wyndrum Avenue. (see original submission for full reasons)
Loren Brown	500	1	LLRZ - Large Lot Residential Zone	LLRZ-R3 (Construction of new buildings and structures and alterations and additions to existing buildings and structures)	Oppose	Amend LLRZ-R3 to not apply where there is an existing home where such standards cannot already be met, and instead the standards of the MDZ should apply.	Land is already developed. Street does not feel like LLRZ - it feels far more densely urban. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Loren Brown	500	2	Maps - Zoning / Residential	Large Lot Residential Zone - 5 Russo Terrace	Oppose	Rezone 5 Russo Terrace, Eastbourne, and other properties (7 and 11 Russo Terrace, and 5 Totora Street, Eastbourne) to the Medium Density Residential Zone	Proposed zoning does not reflect the existing character of this already developed street. Effect of provisions restricting extensions and alterations, creates an unnecessary and expensive resource consent route. Refer to original submission for full reasons.
Michael Kerslake	501	1	NH - Natural Hazards	None specific	Other/Not stated	Seeks that Council agree to meet its obligations under the RMA and the Local Government Act 2002, and: - recognise and make a formal decision to acknowledge obligations under the two Act, and their accountability to deliver on this responsibility, - agree to pro-actively advise Eastbourne rate payers and property owners of possible mitigation strategies to reduce the risk of hazards occuring, and - decide to include existing engineering solutions already proved to be successful in mitigating coastal hazards in Eastbourne, thereby reducing hazard risk classifications to a lower setting.	Reasons given not specific to this relief, see original submission
Michael Kerslake	501	2	Maps - Natural and Coastal Hazard Overlays	Flood Hazard Overlay	Oppose in part	Seeks that a blanket approach is not applied to managing natural hazards, and that risk categories be reviewed and potentially lowered with consideration to possible mitigation strategies (including those undertaken by homeowners) and engineering approaches. (Refer to original submission)	Low point in Karamu Street, collects water from all sides. Stormwater grates not regularly maintained, unless by residents. Stormwater outfall not regularly maintained. Possible mitigations referenced include maintenance of drains, raising the level of houses, and sub-surface stormwater detention.
Michael Kerslake	501	3	Maps - Natural and Coastal Hazard Overlays	Coastal Inundation Hazard Overlay	Oppose in part	Seeks that hazard risk category be reviewed and potentially lowered with consideration to research undertaken on shoreline stability. (Refer to original submission)	A 2009 masters thesis on shoreline processes in Eastbourne reports a trend towards gravel accumulation. This could provide a natural buffer to wave inundation.
Petone Community Board	502	01	Does not relate to text or maps of the plan	n/a	Other/Not stated	Continued use of the Friend of Submitters service in future.	Reasons given not specific to this relief, see original submission
Petone Community Board	502	02	NH - Natural Hazards	Whole chapter	Oppose in part	Simplify the hazard overlays	Considers that "The multiplicity of overlays for hazards etc for areas such as Petone, made the plan quite a challenge for people to interpret, for many contradictory [...] The noting of these hazards on properties was particularly worrying for many with the risk areas will become too expensive to insure as insurance companies' price in these risks."
Petone Community Board	502	03	CE - Coastal Environment (Hazards)	Whole chapter	Oppose in part	Simplify the hazard overlays	Considers that "The multiplicity of overlays for hazards etc for areas such as Petone, made the plan quite a challenge for people to interpret, for many contradictory [...] The noting of these hazards on properties was particularly worrying for many with the risk areas will become too expensive to insure as insurance companies' price in these risks."

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Petone Community Board	502	04	Maps - Natural and Coastal Hazard Overlays	All hazard overlays	Oppose in part	Simplify the hazard overlays	Considers that "The multiplicity of overlays for hazards etc for areas such as Petone, made the plan quite a challenge for people to interpret, for many contradictory [...] The noting of these hazards on properties was particularly worrying for many with the risk areas will become too expensive to insure as insurance companies' price in these risks."
Petone Community Board	502	05	SCHED1 - Heritage Buildings and Structures	Whole chapter	Support in part	Retain those heritage listings that were also identified in the operative district plan [inferred]	Considers that there are "diverse opinions of the nature, value and perception of what constitutes heritage" and "there will always be diverse views in the community about extending or reducing heritage areas and that it is a difficult task to strike the right balance"
Petone Community Board	502	06	Maps - Heritage	All maps	Support in part	Retain those heritage listings that were also identified in the operative district plan [inferred]	Considers that there are "diverse opinions of the nature, value and perception of what constitutes heritage" and "there will always be diverse views in the community about extending or reducing heritage areas and that it is a difficult task to strike the right balance"
Petone Community Board	502	07	SCHED1 - Heritage Buildings and Structures	Whole chapter	Oppose (requesting new provision)	Reinstate heritage listings for items identified in the operative district plan but not the proposed plan [inferred]	Considers that there are "diverse opinions of the nature, value and perception of what constitutes heritage" and "there will always be diverse views in the community about extending or reducing heritage areas and that it is a difficult task to strike the right balance"
Petone Community Board	502	08	Maps - Heritage	All maps	Oppose (requesting new provision)	Reinstate heritage listings for items identified in the operative district plan but not the proposed plan [inferred]	Considers that there are "diverse opinions of the nature, value and perception of what constitutes heritage" and "there will always be diverse views in the community about extending or reducing heritage areas and that it is a difficult task to strike the right balance"
Petone Community Board	502	09	Maps - Zoning / Commercial and Industrial	Mixed Use Zone areas in Petone	Oppose	Remove Mixed Use Zone on side streets off Jackson Street [inferred]	Diversity of views on intensification, impacts people next to new developments, potential to add diversity to streets and areas, vitality of Jackson Street retail area.
Petone Community Board	502	10	Whole Plan	Whole plan	Other/Not stated	In relation to "the relevance of updating the District Plan while the Government is overhauling the Resource Management Act and whether a new District Plan should await that legislative change", seeks for Council to "clarify and address as the plan process proceeds"	Raises "the relevance of updating the District Plan while the Government is overhauling the Resource Management Act and whether a new District Plan should await that legislative change"
Te Ruunanganui O Te Atiawa	503	1	Purpose	Entire chapter	Support in part	Amend the last paragraph as follows: "...to achieve the Mana Whenua and wider community outcomes set out in..."	Recognise importance of delivering on mana whenua outcomes upfront in the purpose section.
Te Ruunanganui O Te Atiawa	503	2	Definitions	ancillary building	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	3	Definitions	customary harvesting	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	4	Definitions	Kāinga	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	5	Definitions	kaitiakitanga	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	6	Definitions	mana whenua	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	7	Definitions	Māori Land	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	8	Definitions	mahinga Kai	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	9	Definitions	marae	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	11	Definitions	papakāinga	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	12	Definitions	tangata whenua	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	13	Definitions	taonga	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	14	Definitions	well-functioning urban environment	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	15	Definitions	waahi tapu	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	16	Tangata Whenua	MOU	Support in part	Amend as follows: Under the reference to other MOU's, include: "Te Ruunanga o Te Atiawa o Te Upoko o Te Ika. Its partnership agreement with the Council 'Takai Here' reflects the collaborative relationship between Te Āti Awa and the Council on the development of policies, practices, investment approaches; supporting the advancement and well-being of Mana Whenua and Mātāwaka through innovative solutions guided by shared values; and enabling the protection, prosperity and well-being of Te Taiao (Te whenua me Te wai) through solutions guided by our shared values and tikanga according to Mana Whenua."	Request greater recognition of the partnership agreement that Te Aatiawa has with Council and suggest wording accordingly.
Te Ruunanganui O Te Atiawa	503	17	INFSD - Strategic Direction - Infrastructure	Infrastructure INF-O6 (Water Sensitive Design)	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	18	NESSD - Strategic Direction - Natural Environment	NESD-O1-O4	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	19	TWSD - Strategic Direction - Tangata Whenua	TWSD-O1-O2	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	20	TWSD - Strategic Direction - Tangata Whenua	TWSD-O3 (Wahi taonga and SASM to tangata whenua)	Support	Retain provision as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	21	TWSD - Strategic Direction - Tangata Whenua	TWSD-O4 (Culture, Traditions and Social and Economic aspirations)	Support in part	Amend to recognise marae and papakainga as follows: "Tangata whenua are able to protect, develop and use whenua Maori and adjacent land owned by Tangata Whenua in a way that is consistent with ~~their~~ Tangata Whenua culture and traditions and ~~their~~ Tangata Whenua social and economic aspirations, including for the purposes of marae and papakainga."	Recognising marae and papakāinga within this strategic directions section references the importance of these, and supports the future development of both marae and papakāinga.
Te Ruunanganui O Te Atiawa	503	22	UDSD - Strategic Direction - Urban Form and Development	UDSD-O4 (Location of Urban Development)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	23	UDSD - Strategic Direction - Urban Form and Development	UDSD-O6 (Housing Choice)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	24	UDSD - Strategic Direction - Urban Form and Development	UDSD-O8 I(Rural and Open Space Areas)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	25	UDSD - Strategic Direction - Urban Form and Development	UDSD-O9 (City Wide Network of Open Spaces)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	26	UDSD - Strategic Direction - Urban Form and Development	UDSD-O11 (Special Values)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	27	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain as notified	Te Rūnanganui supports this provision, particularly as it relates to managing the provision and operation of infrastructure that crosses jurisdictional boundaries in an integrated manner, and supports this happening in an integrated way with Mana Whenua and Tangata Whenua.
Te Ruunanganui O Te Atiawa	503	28a	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	28b	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support in part	Amend provision to provide for consideration of values of significance to Mana Whenua associated with the site/area.	Seeks inclusion of the need to consider adverse effects on values of significance to mana whenua.
Te Ruunanganui O Te Atiawa	503	28c	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in SASM)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	28d	INF - Infrastructure	INF-S19 (Earthworks in relation to SASM)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	29	REG - Renewable Electricity Generation	REG-P4 (Renewable electricity generation investigation activities)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	30a	THW - Three Waters	THW-P5 (Water supply)	Support	Retain as notifed	Supports water meters as a way to encourage more efficient use of water and avoid wasting this precious resource
Te Ruunanganui O Te Atiawa	503	30b	THW - Three Waters	THW-R4 (New residential units and retirement villages that are connected to the reticulated water system)	Support	Retain as notifed	Supports water meters as a way to encourage more efficient use of water and avoid wasting this precious resource
Te Ruunanganui O Te Atiawa	503	31	THW - Three Waters	TWH-O1-O2	Support	Retain as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	32	THW - Three Waters	THW-P4 (Water Sensitive Design)	Support in part	Consider more flexibility in how this is applied by Council for small scale development.	Te Ruunanganui supports this provision it is noted that it has been challenging to implement a cost-effective way for some development and would support more flexibility in how this is applied by Council.
Te Ruunanganui O Te Atiawa	503	33	HH - Historical Heritage	HH-P1 (Identify significant historic heritage)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	34a	SASM - Sites and Areas of Significance to Māori	Entire Chapter	Support	Retain as notified	Te Ruunanganui supports all SASM provisions and has been guided and directed by mana whenua
Te Ruunanganui O Te Atiawa	503	34b	SCHED6 - Sites and Areas of Significance to Māori	Entire Chapter	Support	Retain as notified	Te Ruunanganui supports all SASM provisions and has been guided and directed by mana whenua
Te Ruunanganui O Te Atiawa	503	34c	Maps - SASMs	Entire Chapter	Support	Retain as notified	Te Ruunanganui supports all SASM provisions and has been guided and directed by mana whenua
Te Ruunanganui O Te Atiawa	503	35	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and Residential Zones)	Support	Retain as notified	Te Ruunanganui supports this provision that allows mana whenua to exercise customary harvesting practices.
Te Ruunanganui O Te Atiawa	503	36	ECO - Ecosystems and Indigenous Biodiversity	ECO-M1 (Restoring Indigenous biodiversity)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	37	ECO - Ecosystems and Indigenous Biodiversity	Appendices ECO-APP 1-3	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	38	NATC - Natural Character	Entire chapter	Support	Retain entire chapter as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	39	NFL - Natural Features and Landscapes	Objectives and Policies	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	40	PA - Public Access	Objectives and Policies	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	41	SUB - Subdivision	SUB-P15 (Subdivision of land containing a SASM)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	42a	CE - Coastal Environment (General)	CE-P3 (Customary harvesting in the coastal environment)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	42b	CE - Coastal Environment (General)	CE-R1 (Customary harvesting in the coastal environment)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	43a	CE - Coastal Environment (Hazards)	CW-P12 (Coastal hazard mitigation works involving green infrastructure)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	43b	CE - Coastal Environment (Hazards)	CE-R17 (Coastal hazard mitigation works involving green infrastructure)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	44	EW - Earthworks	EW-P10 (Earthworks on SASM)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	45	FC - Financial Contributions	FC-P5 Retirement Villages	Support in part	Amend FC-P5 to provide for kaumatua Housing developments also.	Te Ruunanganui supports this amendment but seeks that it apply equally to kaumatua housing developments.
Te Ruunanganui O Te Atiawa	503	46a	Definitions	Māori ancestral land	Support in part	Seeks that provisions in the definition of Maori ancestral land be included to to enable more flexibility around who owns the land, for example, include land that is of cultural signficance to Tangata Whenua and subject to a long-term lease agreement with the Crown or another landowner, which provides for the development of land as papakāinga	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	46b	PK - Papakāinga	Entire chapter	Support in part	Amend the introduction wording to more consistently refer to Maori ancestral land.	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	47	LLRZ - Large Lot Residential Zone	LLRZ-R5 (Papakāinga)	Support in part	Amend to provide for more flexibility around the number of papakāinga units on a site and the floor space area of non-residenial activities.	Te Ruunanganui supports this provision in principle, but is unclear why permitted activity status is limited to 3 units.
Te Ruunanganui O Te Atiawa	503	48	MRZ - Medium Density Residential Zone	MRZ-P15 (Manage effects on the marae zone)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	49	MRZ - Medium Density Residential Zone	MRZ-R5 (Papakāinga)	Support in part	Amend to provide for more flexibility around the number of papakāinga units on a site and the floor space area of non-residenial activities.	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	50	MRZ - Medium Density Residential Zone	MRZ-R14 (Community facilities)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	51	HRZ - High Density Residential Zone	HRZ-P15 (Manage effects on the Marae Zone)	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	52	HRZ - High Density Residential Zone	HRZ-R5 (Papakāinga)	Support in part	Amend to provide for more flexibility around the number of papakāinga units on a site and the floor space area of non-residenial activities.	Te Ruunanganui supports this provision in principle, but is unclear why permitted activity status is limited to 3 units.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	53a	Special Purpose Zones	MAZ-Marae Zone	Support in part	Seeks an amendment to allow for a greater level of commercial activity within the zone, beyond limiting this to 200m3.	Whilst many of our services are charitable or cultural, where these also have a commercial element, they could be captured by this provision. The current floor space of our activities that could include a commercial element would be greater than 200m3 currently. We therefore seek flexibility on the extent of commercial activity, noting that any such activities would be aligned with broader charitable and cultural objectives, rather than a purely commercial function.
Te Ruunanganui O Te Atiawa	503	53b	Special Purpose Zones	MAZ-Marae Zone	Support in part	Seeks that consideration be given to an amendment that would provide for temporary emergency management activities that are managed as part of the marae complex but that extend into Te Whiti Park.	
Te Ruunanganui O Te Atiawa	503	54a	Maps - Zoning / Special Purpose	MAZ-Marae Zone	Support in part	Seeks that the Marae Zone is expanded to include a number of properties from numbers 150-172 White Lines East, if the property is owned by Te Rūnanganui or Rūnanganui whānau, and inclusion occurs with the owners' agreement.	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	54b	Maps - Zoning / Special Purpose	MAZ-Marae Zone	Support in part	Seeks amendment, with property owner's agreement, to include other buildings that are currently part of the Waiwhetū Marae Complex within the Marae Zone, namely: • Te Matauranga o Whenuangaro (Site 9 as per the map noted in Annex 1) • Tamaiti Whāngai (Site 10 as noted in Annex 1) • Waiwhetū Sports and Fitness Centre (Site 10 as noted in Annex 1) (See original submission for Annex 1)	Buildings are part of the Waiwhetū Marae Complex.
Te Ruunanganui O Te Atiawa	503	54c	Maps - Zoning / Special Purpose	MAZ-Marae Zone	Support in part	Seeks that, subject to submission points 503.54a and 503.54b, these properties are included within Te Whiti Park Site of Significance.	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	54d	Maps - Zoning / Special Purpose	MAZ-Marae Zone	Support in part	Seeks that consideration be given to including additional land adjacent to the current medical centre within the Marae Zone to provide for temporary emergency management activities.	Activities are managed as part of the marae complex but extend into Te Whiti Park.
Te Ruunanganui O Te Atiawa	503	55	Maps - Zoning / Residential	MDR - Medium Density Residential	Support in part	Seeks an amendment to remove the properties noted in submission points 503.54a and 503.54b from the medium density residential layer.	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	56	SASM - Sites and Areas of Significance to Māori	SASM - Te Whiti Park	Support in part	Retain commentary, objectives, policies and rules as notified (inferred, see original submission)	Have worked closely with the Council to develop chapter.
Te Ruunanganui O Te Atiawa	503	57a	SCHED4 - Outstanding Natural Features and Landscapes	Entire chapter	Support	Retain as notified	No reasons provided specific to this relief (see original submission)

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Te Ruunanganui O Te Atiawa	503	57b	SCHED5 - Coastal Natural Character Areas	Schedule 5	Support	Retain as notified	No reasons provided specific to this relief (see original submission)
Te Ruunanganui O Te Atiawa	503	58	SCHED6 - Sites and Areas of Significance to Māori	Schedule 6 -SASM	Support in part	We seek a minor consequential to Te Whiti Park site boundary to include additional properties outlined in submission point 54.	Te Rūnanganui supports the introductory commentary, and all of the objectives, policies and rules contained within this chapter, recognising that we have worked closely with the Council to develop it.
Transpower New Zealand Limited	504	1	Whole Plan	None specific	Amend	Seeks that the Proposed District Plan is amended as appropriate to give effect to the National Policy Statement for Electricity Transmission	The NPSET sets a clear directive to councils on how to provide for National Grid resources (refer to original submission for full reasons)
Transpower New Zealand Limited	504	2	Definitions	Activity sensitive to the national grid	Amend	Amend the definition as follows: "Means a: ... 4. marae/ papakāinga, or ..."	Supports the provision of a definition specific to the National Grid Amend to clarify the National Grid Yard and Subdivision Corridor provisions apply to these activities
Transpower New Zealand Limited	504	3	Definitions	Earthworks	Support	Retain definition as notified	Consistent with the National Planning Standards
Transpower New Zealand Limited	504	4	Definitions	Infrastructure	Support	Retain definition as notified	Consistent with RMA definition
Transpower New Zealand Limited	504	5a	Definitions	Minor earthworks	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Transpower New Zealand Limited	504	5b	EW - Earthworks	National Grid Yard provisions	Support in part	Seeks that clarification is provided that 'minor earthworks' will be subject to rules for earthworks withni the National Grid Yard	While the activities prescribed in the 'minor earthworks' definition are likely to be of a minor nature, there is no control or limit on the size or scale of the earthworks or proximity to National Grid assets
Transpower New Zealand Limited	504	6	Definitions	National Grid	Support	Retain definition as notified	Supported on the basis it will assist with plan interpretation in providing clarity as to the assets forming part of the National Grid
Transpower New Zealand Limited	504	7	Definitions	National Grid Subdivision Corridor	Amend	Amend the definition as follows: "means, as depicted ~~in~~ by the green arrow in the diagrams below, ~~Diagram 1~~, the area measured either side of the centre line of any above ground electricity transmission line as follows: a. 32m of a 110kV transmission line on towers; ~~, and~~ b. 37m of a 220kV transmission line; and c. 39m of a 350kV transmission line. ...." And, delete and replace diagrams included in the definition (refer to original submission for details)	Inclusion of definition supported as it gives effect to NPSET. Amendments to recognise the Oteranga Bay - Haywards A 350kV line (OTB-HAY A), and to replace diagrams to provide clearer direction to plan users

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	8	Definitions	National Grid Yard	Amend	Amend the definition as follows: "means as depicted in the area in orange in Diagram 1:..." And, delete and replace diagram included in the definition (refer to original submission for details)	Inclusion of definition supported as it gives effect to NPSET. Amendments to recognise the Oteranga Bay - Haywards A 350kV line (OTB-HAY A), and to replace diagrams to provide clearer direction to plan users
Transpower New Zealand Limited	504	9	Definitions	Regionally significant infrastructure	Support	Retain definition as notified	Makes specific reference to the National Grid
Transpower New Zealand Limited	504	10	Definitions	Reverse sensitivity	Oppose	Seeks that the definition of this term is replaced by simplified wording. An example of a potential definition is as follows: "means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."	Not opposed to a definition for this term. Proposed definition is overly complex and difficult to interpret and apply. The application of the definition is complicated by the addition of 'and's at the end of each clause, meaning all the clauses are conjunctive. Suggested alternative wording is from Wellington RPS and would provide consistent approach across the region.
Transpower New Zealand Limited	504	11	Definitions	Sensitive activities	Support	Retain definition as notified	On the basis it references the definition "activities sensitive to the National Grid".
Transpower New Zealand Limited	504	12	Definitions	Transmission line	Other/Not stated	Seeks that the definition is amended to include substations. This could be as follows: "has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (~~as~~ and includes the National Grid (as defined).~~set out below)~~ ~~a. means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the National Grid; and~~ ~~b. includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a) applies; but~~ ~~c. does not include an electricity substation.~~" OR alternative relief - seeks that clause 7 of INF-P8 is amended to refer to substations	Inclusion of a definition supported to assist in plan interpretation. The exclusion of substations would have policy implications for the upgrade of any existing substation in that INF-P8 clause 7 refers to 'transmission lines' when recognising the benefits of upgrades
Transpower New Zealand Limited	504	13	Definitions	Upgrading	Neutral	Retain definition as notified	Neutral on the definition, on the basis the NESETA regulates the upgrade of existing National Grid assets
Transpower New Zealand Limited	504	14	Definitions	INFSD-O3 (National and Regional Significance)	Amend	Amend objective as follows: "Infrastructure of national and regional significance is supported and protected, recognised and provided for.	Supports objective, with amendment to give effect to NPSET. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	15	Definitions	New strategic objective: National Grid	Oppose (requesting new provision)	Add a strategic objective for the National Grid as follows: "INFSD-O7: National Grid The significance of the National Grid is recognised, and sustainable, secure and efficient electricity transmission is provided through and within the city."	Gives effect to the NPSET and provides specific recognition in the PDP of the national significance of the National Grid
Transpower New Zealand Limited	504	16	Definitions	New strategic objective: Effects on significant infrastructure	Oppose (requesting new provision)	Add a strategic objective for Effects on significant infrastructure as follows: "INFSD-O8: Effects on Significant infrastructure Infrastructure of national and regional significance (which includes the National Grid), operates efficiently and safely and is protected from incompatible development and activities that may compromise the operation. maintenance and upgrade of significant infrastructure, and may create reverse sensitivity effects."	Gives effect to the NPSET and provides specific direction on the 'protection' reference within INFSD-O3
Transpower New Zealand Limited	504	17	GA - General Approach	Identifying provisions that are relevant to your activity	Support	Retain paragraph starting "Other chapters only apply to overlays or other spatially identified areas..." and bullet points listed under paragraph, as notified (inferred - refer to original submission)	Supports the clarification provided in the plan to assist with plan interpretation and application
Transpower New Zealand Limited	504	18	GA - General Approach	Identifying provisions that are relevant to your activity	Support	Retain paragraph starting "Finally, some chapters provided an all-in-one framework..." and bullet points listed under paragraph, as notified (inferred - refer to original submission)	Supports the clarification provided in the plan to assist with plan interpretation and application
Transpower New Zealand Limited	504	19	INF - Infrastructure	Introduction	Support	Retain introduction as notified	Reasons given not specific to this relief, see original submission
Transpower New Zealand Limited	504	20	INF - Infrastructure	Introduction	Support	Retain "Other regulatory requirements" within introduction, as notified	Supports the introductory text which outlines other regulatory requirements, and in particular the NESETA.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	21	INF - Infrastructure	Introduction	Amend	Amend as follows: "Relationship with other chapters The Infrastructure chapter includes provisions for operating, maintaining, repairing, developing, upgrading and decommissioning infrastructure. As many infrastructure assets are linear and traverse many parts of the district, it is considered appropriate that a single set of rules, objectives and policies be provided that apply to Infrastructure across the City. As such, the Infrastructure chapter is stand alone as it applies to Infrastructure and Network Utility Operators. ~~These infrastructure activities are excluded from most rules in other chapters of the District Plan (details on which other rules apply to infrastructure are given at the beginning of the rules section of this chapter), however objectives and policies in other chapters may be relevant.~~ The exceptions to this are ~~The Infrastructure chapter does not include~~ provisions which address the following: • Notable Trees (Notable Trees Chapter) • Historic Heritage (Historic Heritage Chapter) • Ecosystems and Indigenous Biodiversity (Ecosystems and Indigenous Biodiversity Chapter) ..."	Assumes the intent of the INF chapter is to be standalone, amendments to provide clarity to plan users (refer to original submission for full reasons).
Transpower New Zealand Limited	504	22	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain objective as notified	While not specific to the National Grid, the reference to 'recognised and provided for' gives effect to the NPSET. The objective is given effect to primarily through policies INF-P1 and INF-P2.
Transpower New Zealand Limited	504	23	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain objective as notified	In particular, supports the reference that effects are 'managed' and the recognition of operational needs.
Transpower New Zealand Limited	504	24	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain policy as notified	Although not specific to the National Grid, gives effect to NSPET, particularly enable directive in clause 7 of policy. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	25	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain policy as notified	The enabling directive in clause 1 of the policy is supported. Policy is supported on basis of other more specific policies in relation to the National Grid.
Transpower New Zealand Limited	504	26	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain policy as notified	Particularly supports he 'encourage' element in clause 5 (thereby recognising that co- location is not always possible or appropriate), and the integrated directive within clause 6

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	27	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain policy as notified	Reasons given not specific to this relief, see original submission
Transpower New Zealand Limited	504	28	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain policy as notified	The "avoid, remedy or mitigate" directive within context of a range of effects is supported, noting more specific policies are provided for number of the clauses. Given the policy apples to existing and new assets, the reference to "as far as practicable" is supported
Transpower New Zealand Limited	504	29	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Amend	Amend policy as follows: "When considering the adverse effects of infrastructure on the environment, have regard to the following: ... 2. Recognising that subject to operational constraints, co-location of infrastructure, shared use of infrastructure corridors and undergrounding of infrastructure provide opportunities for avoiding and minimising adverse effects, ... 4. Where adverse effects cannot be avoided or minimised, then the extent to which those adverse effects can be remedied, mitigated or offset, and 5. ~~Anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes, and~~ ~~6. Where located in a specified overlay, the degree to which the identified features and values of locations in the overlay, or site or area of significance will be protected from adverse effects and preserved, including with consideration to whether adverse effects on these values and features are avoided due to being:~~ ~~a. No more than minor or transitory, or~~ ~~b. Remedied, mitigated or offset.~~ The benefits derived from the infrastructure at a local, regional and national scale."	Not opposed to policy in principle, but seeks amendments to allow consideration of the benefits of the activity, as well as deletion of clause 6 on the basis overlays are addressed in subsequent specific policies - refer to original submission for full reasons.
Transpower New Zealand Limited	504	30	INF - Infrastructure	INF-P8 (Upgrading and developing the National Grid)	Amend	Amend to replace the text of the policy in its entirety - refer to original submission for full details of the requested relief	To improve alignment with the NPSET - refer to original submission for full details
Transpower New Zealand Limited	504	31	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Support	Retain policy as notified	Supports policy in so far as it provides a policy pathway for National Grid assets (both existing and new) within hazard overlay areas

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	32a	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Amend	Amend policy to include a note as follows: "..... Note: This policy does not apply to upgrading and developing the National Grid, which is covered by Policy INF-P8."	Prefers reliance on INF-P8 (if amended under submission point 504.30) as policy framework for the National Grid, as INF-P10 does not give effect to the NPSET.
Transpower New Zealand Limited	504	32b	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Amend	Seeks that, if submission point 504.30 is not accepted, then amend INF-P10 to give effect to the National Policy Statement for Electricity Transmission (NSPET)	INF-P10 does not give effect to the NPSET.
Transpower New Zealand Limited	504	32c	INF - Infrastructure	INF-P10 (Upgrading and developing infrastructure in coastal margins or riparian margins)	Amend	Seeks that there is clarification of the policy intent and directive should clauses 1 and 2 not be met.	Not clear what the policy directive is.
Transpower New Zealand Limited	504	33	INF - Infrastructure	INF-P11 (Upgrading and developing infrastructure in coastal natural character areas)	Support	Retain the policy as notified, on the basis that INF-P8 prevails in relation to the National Grid	Supports on the basis of INF-P8 (as sought to be amended under submission point 504.30)
Transpower New Zealand Limited	504	34	INF - Infrastructure	INF-P12 (Upgrading and developing infrastructure in Outstanding Natural Features and Outstanding Natural Landscapes)	Support	Retain the policy as notified, on the basis that INF-P8 prevails in relation to the National Grid	Supports on the basis of INF-P8 (as sought to be amended under submission point 504.30)
Transpower New Zealand Limited	504	35a	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Amend	Amend policy to include a note as follows: "..... Note: This policy does not apply to upgrading and developing the National Grid, which is covered by Policy INF-P8."	Prefers reliance on INF-P8 (if amended under submission point 504.30) as policy framework for the National Grid, as INF-P13 does not give effect to the NPSET in that it contains an avoid directive.
Transpower New Zealand Limited	504	35b	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Amend	Seeks that, if submission point 504.30 is not accepted, then amend INF-P13 to give effect to the National Policy Statement for Electricity Transmission (NSPET)	INF-P13 does not give effect to the NPSET in that it contains an avoid directive.
Transpower New Zealand Limited	504	36	INF - Infrastructure	Rules introduction	Amend	Amend rules introduction as follows: "Operating, maintaining, repairing, upgrading, developing and decommissioning of infrastructure is excluded from all provisions (including rules) in area-specific and other district-wide chapter, except for: ~~a. Provisions for infrastructure activities which involve additions, alterations, relocation, or demolition of heritage buildings, heritage structures, or contributing buildings in heritage areas (located in the Historical Heritage chapter),~~ ..."	Seeks clarification rules do not apply to assist in plan application and interpretation

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	37a	INF - Infrastructure	INF-R4 (New vehicle access tracks and extensions to existing vehicle access tracks ancillary to infrastructure)	Neutral	Seeks that the rule, to the exent that it does not apply to activities regulated by the National Environmental Standards for Electricity Transmission Activities (NESETA), is retained as notified	NESETA regulates access tracks associated with existing National Grid assets
Transpower New Zealand Limited	504	37b	INF - Infrastructure	INF-R4 (New vehicle access tracks and extensions to existing vehicle access tracks ancillary to infrastructure)	Amend	Seeks that the non-complying activity status within the rule, if it applies to the National Grid, is amended (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Transpower New Zealand Limited	504	38	INF - Infrastructure	INF-R10 (New underground structures other than pipelines)	Amend	Seeks that the rule is amended to clarify how it applies to new underground structures when it relates to the existing assets.	The rule is under the general rules section for operation, maintenance, repair and decommissioning. It is therefore not clear how the rule applies to new underground structures. Clarification would assist with rule interpretation.
Transpower New Zealand Limited	504	39	INF - Infrastructure	INF-R17 (Upgrading of transmission lines above 110kV, including associated support structures (not regulated by the NESETA))	Oppose	Delete rule	There are no existing National Grid assets in Lower Hutt that are either not regulated by the NESETA or not subject to a designation
Transpower New Zealand Limited	504	40	INF - Infrastructure	INF-R18 (New transmission lines including associated support structures, that convey electricity over 110kV or above)	Amend	Seeks that the rule is amended to make the default activity status discretionary at worst	Supports provision of a specific rule. A non-complying activity status does not give effect to the NPSET or INF-P8 (as sought to be amended - #504.30) Refer to original submission for full reasons.
Transpower New Zealand Limited	504	41	INF - Infrastructure	INF-R19 (New substations, transformers, switching stations and ancillary buildings for the National Grid)	Amend	Seeks that the rule is amended to make the default activity status discretionary at worst	Supports provision of a specific rule. A non-complying activity status does not give effect to the NPSET or INF-P8 (as sought to be amended - #504.30) Refer to original submission for full reasons.
Transpower New Zealand Limited	504	42	INF - Infrastructure	INF-S14, INF-S16, INF-S17, INF-S18, INF-S19, INF-S20	Support	Retain as notified	The standards will be relevant for activities regulated by INF-R19 within ONLs and High and Very High NC.
Transpower New Zealand Limited	504	43	INF - Infrastructure	INF-S21 (Upgrading of transmission lines not regulated by the NESETA)	Oppose	Delete standard	There are no existing National Grid assets in Lower Hutt that are either not regulated by the NESETA or not subject to a designation. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	44	PINF - Protection of infrastructure	Introduction	Support in part	Amend introduction as follows: "Adverse effects from land use and development can adversely affect the operation and development of infrastructure and can thereby impact the successful functioning of the city and beyond...."	Supports the inclusion of a PINF chapter, in particular as references and provisions give effect to NPSET (particularly policies 10 and 11). Amend to recognise adverse effects on National Grid can go beyond the city.
Transpower New Zealand Limited	504	45	PINF - Protection of infrastructure	PINF-O1 (Adverse effects on infrastructure)	Support	Retain objective as notified	Supports directive language, "do not compromise" gives effect to NPSET policy 10
Transpower New Zealand Limited	504	46	PINF - Protection of infrastructure	PINF-P3 (Adverse effects on the National Grid)	Other/Not stated	Retain policy as notified	Supports provision of a specific policy to give effect to NPSET policies 10 and 11. Supports on basis that subdivision and earthworks provisions are addressed elsewhere.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	47	PINF - Protection of infrastructure	Rules introduction	Support	Retain the rules introduction as notified	The clarification on application of rules will assist with plan interpretation and application.
Transpower New Zealand Limited	504	48	PINF - Protection of infrastructure	PINF-R3 (Activities in the National Grid Yard)	Amend	Amend clause (2) of the rule as follows: "Activity status: Non-complying Where: a. Compliance is not achieved with PINF-R3.1.or b. Any change in land use to an activity sensitive to the National Grid."	Supports rule on the basis it gives effect to policies 10 and 11 of the NPSET. Amendment to clarify status of changes of land use to a defined "activity sensitive to the National Grid". Refer to original submission for full reasons.
Transpower New Zealand Limited	504	49	PINF - Protection of infrastructure	PINF-R4 (Buildings and structures, including additions and alterations to existing buildings and structures, in the National Grid Yard)	Amend	Amend rule as follows: "1. Activity status: Permitted Where: a. The building or structure is for one of the following: i. For the purpose of network utility operations (as defined in section 166 of the RMA) or any part of electricity generation that connects to the National Grid, or ... 2. Activity status: Non-complying Where: a. Compliance is not achieved with PINF-R4.1; or b. Establishing activities sensitive to the National Grid in an existing building or a new building that involves an increase in the building height or footprint, or within a new building; or c. Wintering barns, Commercial greenhouses, Immoveable protective canopies, Produce packing facilities, Milking sheds; or d. Buildings or structures for the handling or storage of Class 1-4 hazardous substances with explosive or flammable intrinsic properties (except that this does not apply to the accessory use and storage of hazardous substances in domestic scale quantities); or e. Any building or structure not otherwise provided for. ..."	Supports rule on the basis it gives effect to policies 10 and 11 of the NPSET. Amendments to assist in plan interpretation and application and remove any doubt.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	50	PINF - Protection of infrastructure	PINF-S1 (Setbacks and separation distances for buildings and structures located within the National Grid Yard)	Amend	Amend clause 3 of the standard as follows: "3. All other buildings and structures must be setback a minimum 12m from the outer visible edge of a foundation of a National Grid support structure., except where it is: i. is a network utility or any part of electricity infrastructure that connects to the National Grid; or ii. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34: 2001."	Supports standard on the basis it gives effect to policies 10 and 11 of the NPSET. Amendment to clarify that network utilities can be located closer than 12m to support structures. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	51	EW - Earthworks	Introduction	Support	Retain introduction as notified	Supports clarification that earthworks associated with infrastructure are addressed in the INF chapter, and earthworks within the National Grid Yard are addressed in the EW chapter
Transpower New Zealand Limited	504	52	EW - Earthworks	EW-P1 (Minor earthworks)	Neutral	Retain policy, conditional (subject to acceptance of relief requested in submission points 504.56 and 504.57)	Addresses effects on infrastructure
Transpower New Zealand Limited	504	53	EW - Earthworks	EW-P2 (Appropriate earthworks)	Support	Retain policy as notified	Particularly supports clause 4
Transpower New Zealand Limited	504	54	EW - Earthworks	EW-P15 (Earthworks and vertical holes within the National Grid Yard not associated with infrastructure)	Amend	Amend policy as follows: "EW-P15: Minor earthworks, Earthworks and vertical holes within the National Grid Yard ~~not associated with infrastructure~~ Only allow minor earthworks, earthworks and vertical holes within the National Grid Yard where: 1. The minor earthworks, earthworks and vertical holes are of a scale and nature that will not compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid, or 2. It can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid will not be compromised, taking into account: a. The extent to which the minor earthworks, earthworks and vertical holes may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid, ..."	Supports intent of policy. Amendment sought as while the activities prescribed in the definition are likely to be of a minor nature, there is no control or limit on the size or scale of the earthworks or proximity to National Grid assets, and therefore they could have an impact. Policy should apply to infrastructure - there is not an equivalent in INF chapter. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	55	EW - Earthworks	EW-R1 (Minor earthworks)	Neutral	Retain rule, conditional (subject to acceptance of relief requested in submission points 504.56 and 504.57)	Supports rule insofar as it provides for minor earthworks.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	56	EW - Earthworks	EW-R16 (Earthworks and vertical holes within the National Grid Yard not associated with infrastructure)	Amend	Amend rule as follows: "EW-R16: Minor earthworks, Earthworks and vertical holes within the National Grid Yard ~~not associated with infrastructure~~ "1. Activity status: Permitted Where: a. Compliance is achieved with EW-S13: Minor earthworks, Earthworks and vertical holes within the National Grid Yard not associated with infrastructure. 2. Activity status: ~~Restricted discretionary~~ Non-complying Where: a. Compliance is not achieved with EW-R16.1. ~~Matters of discretion are restricted to:~~ ~~1. The matters of discretion of any infringed standard.~~ ~~2. The matters in EW-P15: Minor earthworks, Earthworks and vertical holes within the National Grid Yard not associated with infrastructure.~~"	Supports provision of a specific rule. Minor earthworks can still impact the National Grid. Non-complying activity status to align with NPSET policy 10 which is very directive. Rule should apply to infrastructure - there is no equivalent in INF chapter. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	57	EW - Earthworks	EW-S13 (Earthworks and vertical holes within the National Grid Yard not associated with infrastructure)	Amend	Amend standard as follows: "EW-S13 Minor earthworks, Earthworks and vertical holes within the National Grid Yard ~~not associated with infrastructure~~ 1. The depth of minor earthworks, earthworks and vertical holes in the National Grid Yard must be no greater (measured vertically) than: ... 2. Minor earthworks, Earthworks and vertical holes must not: ... 3. The following are exempt from 1.a., and b., and 2.b. and c. above ~~this standard~~: a. Minor earthworks, Earthworks and vertical holes that are undertaken by the operator of the National Grid, or excluding mining and quarrying, are undertaken by a network utility operator as defined by the Resource Management Act 1991. b. Minor earthworks, Earthworks and vertical holes for the repair, sealing or resealing of a footpath, driveway or farm track. c. Minor earthworks, Earthworks and Vertical holes not exceeding 500 millimetres in diameter that: ~~i. Are more than 1.5 metres from the outer edge of the pole support structure or stay wire, or~~ ii. ~~Are~~ are a post hole for a farm fence or horticulture structure more than 6 metres from the visible outer edge of a tower or support structure foundation. iii. d. ~~Earthworks and vertical holes~~ Minor earthworks, Earthworks	Supports provision of a standard. Minor earthworks can still impact the National Grid. NZECP34 does not allow for a dispensation from conductor clearance distance requirements. Amend exemption clause as NZECP does not address exemption where Transpower provides approval. Should apply to infrastructure - there is no equivalent in INF chapter. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	58	SUB - Subdivision	Introduction	Amend	Amend introduction as follows: "How this chapter works ... The general subdivision policies (SUB-P1 to SUB-P9) and rules (SUB-R1 to SUB-R5) apply to all subdivision applications, including those that affect land subject to overlays and other planning notations. The zone-specific and topic-specific policies (SUB-P10 to SUB-P27) and related rules (SUB-R6 to SUB-R25) apply to subdivisions of land subject to the applicable overlay. They apply in addition to the general subdivision provisions. Policies and rules relating to subdivision within the National Grid Subdivision Corridor are contained in this chapter. ..."	Supports introduction, with amendment to clarify subdivision within the defined National Grid Subdivision Chapter is addressed in SUB chapter.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	59	SUB - Subdivision	SUB-P25 (Subdivision of land within the National Grid Subdivision Corridor)	Amend	Amend policy as follows: "Only allow for subdivision within the National Grid Subdivision Corridor where: ... 2. Any reverse sensitivity effects are avoided and any other adverse effects on and from the National Grid Subdivision Corridor, including public health and safety effects, are avoided, remedied or mitigated, taking into account: ... d. The risk to the structural integrity of the National Grid Subdivision Corridor, ~~and~~ ... f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; and g. The outcome of any consultation with, and technical advice from, Transpower."	Supports policy with requested amendment, refer to original submission for full reasons.
Transpower New Zealand Limited	504	60	SUB - Subdivision	SUB-R24 (Subdivision of land within the National Grid Subdivision Corridor Overlay)	Amend	Amend clause 1 of the rule as follows: "1. Activity status: Restricted discretionary Where: a. All resulting allotments, other than allotments for roads, accessways, or network utilities, can accommodate building platforms for the principal building or sensitive activities that are located entirely outside of the National Grid Yard, and b. Physical access to any National Grid support structures located on the allotments is maintained."	General support with policy with requested amendment, refer to original submission for full reasons.
Transpower New Zealand Limited	504	61	CE - Coastal Environment (General)	Introduction	Amend	Amend the introduction to include the following statement: "Other than for the Policies - Coastal Hazards, General Policies, provisions relevant to infrastructure within the coastal environment are contained within the Infrastructure Chapter." OR, alternative relief - seeks that there is appropriate recognition of the National Grid within the CE chapter.	The CE chapter includes no definitive statement as to relationship with other chapters including the INF chapter. Approach of having both HH chapter and INF chapter policies apply to infrastructure may be potentially confusing to plan users. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	62	CE - Coastal Environment (General)	CE-O2 (High, Very High and Outstanding Coastal Natural Character Areas)	Support	Seeks that, if objective is applicable to the National Grid, it is retained as notified	Preference is for INF chapter to contain relevant provisions for infrastructure within the CE. However, supports objective in so far as it refers to "inappropriate subdivision, use and development".
Transpower New Zealand Limited	504	63	CE - Coastal Environment (General)	CE-P5 (Indigenous Vegetation Removal in the Coastal Environment)	Amend	Seeks that, if the policy is applicable to the National Grid, then the policy is amended to recongise the National Grid and give effect to the NPSET (inferred as relating to CE-P5, refer to original submission)	Preference is for INF chapter to contain relevant provisions for infrastructure within the CE. No recognition of infrastructure (or specifically the National Grid) within the policy

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	64	CE - Coastal Environment (General)	CE-P6 (Use and Development in the Coastal Environment)	Amend	Seeks that, if the policy is applicable to the National Grid, then the policy is amended to recognise the National Grid and give effect to the NPSET	Preference is for INF chapter to contain relevant provisions for infrastructure within the CE. Policy does not give effect to policy 8 of NPSET
Transpower New Zealand Limited	504	65	CE - Coastal Environment (General)	Note to the rules section	Support	Seeks that the note to the rules section is retained, specifically "The policies, rules and standards for infrastructure within the coastal environment are located in the Infrastructure chapter."	Provides clarity for plan users and will assist with plan interpretation and application
Transpower New Zealand Limited	504	66	ECO - Ecosystems and Indigenous Biodiversity	Introduction	Amend	Amend introduction as follows: "... The objectives, policies, rules and methods set a framework for protecting and restoring native habitats in Lower Hutt, acknowledging the need for vegetation related works for some activities...."	Neutral on the issue of SNA identification. There is a need for vegetation removal as part of National Grid activities. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	67	ECO - Ecosystems and Indigenous Biodiversity	ECO-O1 (Ecosystems and indigenous biodiversity)	Support	Retain objective as notified	Supports the objective, noting it is very general in nature. The need to maintain vegetation is interpreted as applying at a city wide level as opposed to being on a site specific basis.
Transpower New Zealand Limited	504	68	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1 (Protecting indigenous biodiversity in rural environments)	Amend	Amend the policy as follows: "ECO-P1: ~~Protecting~~ Maintaining indigenous biodiversity in rural environments ~~Protect~~ Maintain indigenous biodiversity in rural environments by ~~controlling~~ managing the removal of indigenous vegetation in the Natural Open Space Zone"	Accepts intent of policy, but does not support the wording "protection" and "controlling" given the policy is not confined to significant vegetation.
Transpower New Zealand Limited	504	69	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2 (Protecting indigenous biodiversity in urban environments)	Amend	Amend the policy as follows: "ECO-P2: ~~Protecting~~ Maintaining indigenous biodiversity in urban environments ~~Protect~~ Maintain indigenous biodiversity in urban environments by ~~controlling~~ managing the removal of indigenous vegetation in residential areas"	Accepts intent of policy, but does not support the wording "protection" and "controlling" given the policy is not confined to significant vegetation.
Transpower New Zealand Limited	504	70	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3 (Indigenous vegetation removal in the Natural Open Space Zone and residential zones)	Amend	Amend clause 8 of the policy as follows: "8. The maintenance, operation, repair, upgrade or ~~and~~ decommissioning of existing infrastructure, and"	Upgrades to the National Grid may require vegetation works. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	71	ECO - Ecosystems and Indigenous Biodiversity	ECO-P4 (Managing the adverse effects from indigenous vegetation removal)	Amend	Amend policy as follows: "Where resource consent is required for indigenous vegetation removal, manage the adverse effects on ecosystems and indigenous biodiversity values by: 1. Managing significant.... ... Clauses 1. d., e., and f., do not apply to the National Grid. ~~2. Managing all other adverse effects to achieve no overall loss in indigenous biodiversity within Lower Hutt.~~"	Concerned that an avoid directive applies by default to the National Grid, does not give effect to the NPSET. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	72	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5 (Restoring and increasing indigenous biodiversity)	Support	Retain policy as notified	Supports the "encourage" directive within the policy.
Transpower New Zealand Limited	504	73	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1 (Exotic vegetation removal)	Support	Retain rule as notified	Transpower needs to undertake vegetation works in order to ensure security of supply in relation to electricity transmission.
Transpower New Zealand Limited	504	74	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2 (Indigenous vegetation removal)	Amend	Amend rule as follows: "... 2. Activity status: Permitted Where: a. The activity is the removal of trees on an Urban Environment Allotment, or b. The indigenous vegetation removal is: .... vii. To maintain, operate, repair, upgrade or decommission existing infrastructure, or..." "3. Activity status: Permitted Where: a. The indigenous vegetation removal is: .... vii. To maintain, operate, repair, upgrade or decommission existing infrastructure, or..." OR - alternative relief, seeks that the upgrade component of the above relief is confined to the National Grid.	Supports permitted activity status of clause 1. There are National Grid assets in Natural Open Space Zones. Seeks that operation, maintenance and upgrade of existing National Grid assets is enabled on a permitted basis. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	75	NFL - Natural Features and Landscapes	Introduction	Amend	Amend the introduction to include the following statement: "Provisions relevant to infrastructure within ONFL's are contained within the Infrastructure Chapter." OR, alternative relief - seeks that there is appropriate recognition of the National Grid within the NFL chapter.	The NFL chapter includes no statement as to the relationship between chapters in relation to policies. Approach of having both NFL chapter and INF chapter policies apply to infrastructure may be potentially confusing to plan users. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	76	NFL - Natural Features and Landscapes	NFL-O1 (Outstanding Natural Features and Landscapes)	Support	Seeks that, if objective is applicable to the National Grid, it is retained as notified	Preference is for INF chapter to contain relevant provisions for infrastructure within ONFLs. However, supports objective in so far as it refers to "inappropriate subdivision, use and development".
Transpower New Zealand Limited	504	77	NFL - Natural Features and Landscapes	NFL-P4 (Indigenous vegetation removal in Outstanding Natural Features and Landscapes)	Amend	Seeks that, if the policy is applicable to the National Grid, then the policy is amended to recognise the National Grid and give effect to the NPSET	Preference is for INF chapter to contain relevant provisions for infrastructure within the NFL. No recognition of infrastructure (or specifically the National Grid) within the policy
Transpower New Zealand Limited	504	78	NFL - Natural Features and Landscapes	NFL-P5 (Existing use and development in Outstanding Natural Features and Landscapes)	Amend	Seeks that, if the policy is applicable to the National Grid, then the policy is amended to recognise the National Grid and give effect to the NPSET	Preference is for INF chapter to contain relevant provisions for infrastructure within the NFL. No recognition of infrastructure (or specifically the National Grid) within the policy. Does not give effect to policies 2 and 5 of the NPSET
Transpower New Zealand Limited	504	79	NFL - Natural Features and Landscapes	NFL-P6 (New use and development in Outstanding Natural Features and Landscapes)	Amend	Seeks that, if the policy is applicable to the National Grid, then the policy is amended to recognise the National Grid and give effect to the NPSET	Preference is for INF chapter to contain relevant provisions for infrastructure within the NFL. Does not give effect to policy 8 of the NPSET. No reconciliation with INF-P8
Transpower New Zealand Limited	504	80	NFL - Natural Features and Landscapes	Note to the rules section	Support	Retain the Note to the rules section, and in particular the direction "Rules for infrastructure within Outstanding Natural Features and Landscapes are in the Infrastructure chapter, and..."	Provides clarity for plan users and will assist with plan interpretation and application
Transpower New Zealand Limited	504	81	NATC - Natural Character	Introduction	Amend	Amend the introduction as follows: "Other relevant chapters of the District Plan This chapter contains the main objectives, policies and rules that relate to natural character of coastal margins and riparian margins, noting that provisions relevant to infrastructure relating to natural character of coastal margins and riparian margins are contained within the Infrastructure Chapter. ..." OR - alternative relief, seeks that there is appropriate recognition of the National Grid within the NATC chapter.	Descriptions of relationship between NATC and INF chapters potentially confusing for plan users. Supports INF chapter as best placed to infrastructure provisions including for NATC. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	82	NATC - Natural Character	NATC-O1 (Natural character of coastal margins and riparian margins)	Support	Seeks that, if objective is applicable to the National Grid, it is retained as notified	Preference is for INF chapter to contain relevant provisions for infrastructure within coastal or riparian margins. However, supports objective in so far as it refers to "inappropriate subdivision, use and development".

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	83	NATC - Natural Character	NATC-P3 (Indigenous vegetation removal within coastal margins and riparian margins)	Amend	Seeks that, if the policy is applicable to the National Grid, then amend clause 2 to recognise infrastructure	Preference is for INF chapter to contain relevant provisions for infrastructure within coastal or riparian margins. Policy contains no recognition of infrastructure (or specifically the National Grid) within clause 2
Transpower New Zealand Limited	504	84	NATC - Natural Character	NATC-P4 (Appropriate use and development within coastal margins and riparian margins)	Amend	Seeks that, if the policy is applicable to the National Grid, then the policy is amended to recognise the National Grid and give effect to the NPSET	Preference is for INF chapter to contain relevant provisions for infrastructure within coastal or riparian margins. Supports recognition of "operational need" within policy, but not reconciled with "seek to avoid" directive of INF-P8 and doesn't give effect to NPSET
Transpower New Zealand Limited	504	85	NATC - Natural Character	NATC-P5 (Inappropriate use and development within coastal margins and riparian margins)	Amend	Seeks that, if the policy is applicable to the National Grid, then it is reviewed to confim the appropriateness of clause 2	Preference is for INF chapter to contain relevant provisions for infrastructure within coastal or riparian margins. Clause 2 mirrors clause 2 of NFL-P4 and repeats policy framework for appropriate activities.
Transpower New Zealand Limited	504	86	NATC - Natural Character	Note to the rules section	Support	Retain the Note to the rules section, and in particular the directive "Rules for infrastructure within coastal margins and riparian margins are in the Infrastructure chapter, and..."	Provides clarity for plan users and will assist with plan interpretation and application
Transpower New Zealand Limited	504	87	PK - Papakāinga	Introduction	Support	Retain introduction as notified	Supports the clear directive that the District Wide Chapter (which includes the National Grid provisions within the PINF Chapter) apply to Papakāinga, this gives effect to policies 10 and 11 of the NPSET
Transpower New Zealand Limited	504	88	PK - Papakāinga	Note to the rules section	Support	Retain the Note to the rules section, as notified	Supports the clear directive that the District Wide Chapter (which includes the National Grid provisions within the PINF Chapter) apply to Papakāinga, this gives effect to policies 10 and 11 of the NPSET
Transpower New Zealand Limited	504	89a	NH - Natural Hazards	Introduction	Amend	Amend the introduction to include the following statement: "Other than for Green infrastructure and flood mitigation works, and Hard engineering coastal hazard mitigation works, provisions relevant to infrastructure within hazard areas are contained within the Infrastructure Chapter."	Unclear if policies apply to infrastructure. Supports INF chapter as providing a more appropriate framework for infrastructure including in relation to natural hazards. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	89b	NH - Natural Hazards	whole chapter	Amend	Seeks that, should the Natural Hazards Chapter apply to the National Grid, then amend the Natural Hazard Chapter policies (and rules if any apply) to recognise the broader 'technical and operational constraints' associated with infrastructure within natural hazard areas, and clarify that it is not the requirement of infrastructure to reduce the risk to others, rather that the infrastructure does not in itself cause or increase the risk	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	90	SASM - Sites and Areas of Significance to Māori	Introduction	Amend	Amend the introduction to include the following statement: "Provisions relevant to infrastructure within SASM's are contained within the Infrastructure Chapter." OR - alternative relief, seeks that there is appropriate recognition of the National Grid within the SASM chapter.	There are existing National Grid assets within identified SASMs. Relationship between chapters may be confusing to plan users. Supports INF chapter as best placed to provide provisions for infrastructure, including in relation to SASMs. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	91	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support	Seeks that, if objective is applicable to the National Grid, it is retained as notified	Supports objective, noting the INF chapter contains a specific policy (INF-P13) for infrastructure within SASM sites. Supports the identification of SASMs within the PDP (within Schedule 6)
Transpower New Zealand Limited	504	92	SASM - Sites and Areas of Significance to Māori	Note to the rules section	Amend	Amend the Notes to the rules as follows: "Notes: Apart from Infrastructure which is addressed in the Infrastructure Chapter, ~~R~~resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter."	Not clear from SASM chapter that provisions do not apply to infrastructure. Relationship with INF chapter confusing and lacks clarity. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	93	HH - Historical Heritage	Introduction	Amend	Amend the introduction to include the following statement: "Provisions relevant to infrastructure within historic heritage areas, building and structure are contained within the Infrastructure Chapter." OR - alternative relief, seeks that there is appropriate recognition of the National Grid within the SASM chapter.	Approach of having both HH chapter and INF chapter policies apply to infrastructure may be potentially confusing to plan users. Supports INF chapter as best placed to provide provisions for infrastructure, including in relation to historic heritage. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	94	HH - Historical Heritage	HH-O1 (Historic heritage values are recognised and protected)	Support	Seeks that, if objective is applicable to the National Grid, it is retained as notified	Preference is for INF chapter to contain relevant provisions for infrastructure within historic heritage. However, supports objective in so far as it refers to "inappropriate subdivision, use and development".
Transpower New Zealand Limited	504	95	HH - Historical Heritage	HH-P11 (Total demolition of heritage buildings and heritage structures)	Support	Retain policy as notified	Preference is for INF chapter to contain relevant provisions for infrastructure within historic heritage. However, supports policy as it recognises operational needs of infrastructure.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	96	HH - Historical Heritage	Note to the rules section	Amend	Amend the Notes to the rules as follows: "Notes: ... Apart from Infrastructure which is addressed in the Infrastructure Chapter, ~~R~~resource consent may be required under rules in this chapter as well as other chapters. Unless specific stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter."	Unclear on reasoning and rationale of having the rules in both chapters apply. Given the specific references (and rules) for Infrastructure within historic heritage sites/areas within the INF Chapter, supports explicit recognition that the HH rules do not apply to infrastructure.
Transpower New Zealand Limited	504	97	FC - Financial Contributions	Introduction	Amend	Amend the Introduction to delete the following text: "~~A financial contribution may also be required when an applicant proposes off-set or provide compensation for any adverse effects generated by the development or activity.~~"	Supports use of terms such as "may" and "proposes". Concerned with how offsetting and compensation would be calculated and when they would be applied. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	98	FC - Financial Contributions	FC-O1 (Financial contributions)	Amend	Seeks that references to offsetting and compensation are removed from the objective, or otherwise clarify (in objective or through a separate policy) in what circumstances offsetting and compensation would be required or be appropriate.	Concerned with how offsetting and compensation would be calculated and when they would be applied, and potential application to the National Grid. Refer to original submission for full reasons and examples.
Transpower New Zealand Limited	504	99	FC - Financial Contributions	FC-R2 (Any land use activity)	Amend	Seeks that either the references to offsetting and compensation within FC-R2, FC-S4 and Tale FC-Table 2 are deleted, or the exemptions within FC-R2 ameded to include an exemption for the National Grid	Concerned with the open nature of the rule and implications for the National Grid. Refer to original submission for full reasons.
Transpower New Zealand Limited	504	100a	Maps - Other	National Grid Yard	Support in part	Delete map layer (refer to submission point 504.100c, for additional relief)	Supports the inclusion of an informational layer, however is hard to detect and hard to distinguish when zone layer is removed. While only informational, the spatial identification in the map layer cannot be relied upon.
Transpower New Zealand Limited	504	100b	Maps - Other	National Grid Subdivision Corridor	Support in part	Delete map layer (refer to submission point 504.100c, for additional relief)	Supports the inclusion of an informational layer, however is hard to detect and hard to distinguish when zone layer is removed. While only informational, the spatial identification in the map layer cannot be relied upon.
Transpower New Zealand Limited	504	100c	Maps - Other	New map layer - National Grid lines	Oppose (requesting new provision)	Add a new informational map layer "National Grid lines", which: - maps the centreline only of National Grid lines, and - is coloured to be easy to detect and identify	Informational layers for the National Grid in the PDP are hard to detect and hard to distinguish when zone layer is removed. While only informational, the spatial identification of these map layers cannot be relied upon.
Transpower New Zealand Limited	504	101	Designations	TPR-01 - Electricity Substation (Haywards)	Support	Retain designation as notified	Supports designation rollover and identification in planning maps
Transpower New Zealand Limited	504	102	Designations	TPR-02 - Electricity Substation (Melling)	Support	Retain designation as notified	Supports designation rollover and identification in planning maps

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Transpower New Zealand Limited	504	103	Designations	TPR-03 - Electricity Substation (Gracefield)	Support	Retain designation as notified	Supports designation rollover and identification in planning maps
Transpower New Zealand Limited	504	104	Designations	WRC-12 - Belmont Regional Park	Oppose	Seeks that clarification is provided as to how the notice of requirement will give effect to the National Policy Statement for Electricty Transmission, and specifically how the National Grid Yard and National Grid Subdivision Corridor will be applied. One option may be to include a condition to the designation requiring compliance with the National Grid corridor provisions. The references could be updated upon subsequent plan reviews.	There are existing National Grid assets within the Park, which do not appear excluded from the notice of requirement, which has not been demonstrated to give effect to the NPSET.
Rinu Abraham	506	1	NH - Natural Hazards	Slope Assessment Overlay	Amend	Remove 131 Wainuiomata Road, Wainuiomata from the Slope Assessment Overlay	131 Wainuiomata Road, Wainuiomata is flat , with the slope starting 1m outside the property boundaries, on Council land. As the aerial photograph on Council's website is two years old when the property was covered in tree branches and bushes, it is hard to determine from the from the aerial survey whether the property would be flat or sloped. Any retaining wall would need to go 1m inside the adjoining Council property. Cost of installing a new retaining wall is not cost effective if an additional house was added at the rear of the existing house on the property.
Roger Hollywell	507	1	SASM - Sites and Areas of Significance to Māori	Entire Chapter	Support	Retain chapter as notified	Supports the objectives, policies, rules, and standards proposed in the chapter. They offer an appropriate level of recognition and protection for the SASMs, while still enabling land development and respecting the rights of landowners to develop their land as they wish.
Roger Hollywell	507	2	SCHED6 - Sites and Areas of Significance to Māori	Entire Schedule	Support	Retain Schedule as notified (inferred - refer to original submission)	The key issue with the current plan is that it does not include all sites and areas of significance to Māori, and this limits the plan's ability to protect these sites. The categories listed in SCHED6 provide an appropriate framework for determining the importance of these sites.
Wellington Fish and Game Council	509	1a	Definitions	Coastal margins	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	1b	Definitions	Riparian margins	Support	Retain definition as notified	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	2	NATC - Natural Character	NATC-O1 (Natural character of coastal margins and riparian margins)	Support	Retain objective as notified	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Fish and Game Council	509	3	NATC - Natural Character	NATC-P4 (Appropriate use and development within coastal margins and riparian margins)	Support in part	Amend clause (1) of policy as follows: "1. The use and development is of a scale, form, and nature that does not detract from the natural character of the coastal margin or riparian margin, ~~or~~ and..."	It is important that access to riparian margins and coastal margins is created and maintained where possible. Both clause 1 and 2 are needed to provide for access. (refer to original submission for full reasons)
Wellington Fish and Game Council	509	4	NATC - Natural Character	NATC-P5 (Inappropriate use and development within coastal margins and riparian margins)	Support in part	Amend clause (1) of policy as follows: "1. The use and development is of a scale, form, and nature that does not detract from the natural character of the coastal margin or riparian margin, ~~or~~ and..."	It is important that access to riparian margins and coastal margins is created and maintained where possible. To this end, it should be made apparent that both clause 1 and 2 are needed to allow for use and development of this land. (Refer to original submission for full reasons)
Wellington Fish and Game Council	509	5	NH - Natural Hazards	NH-O5 (Natural Systems and Features)	Support	Retain objective as notified (inferred - refer to original submission)	Research indicates initiatives such as green urban design, wetlands in river corridors, sponge city concepts etc can be useful for reducing natural hazard impacts, and increasing climate resilience.
Wellington Fish and Game Council	509	6	NH - Natural Hazards	NH-P3 (Natural systems and features)	Support	Retain policy as notified (inferred - refer to original submission)	Research indicates initiatives such as green urban design, wetlands in river corridors, sponge city concepts etc can be useful for reducing natural hazard impacts, and increasing climate resilience.
Wellington Fish and Game Council	509	7	PA - Public Access	PA-O1 (Maintenance and enhancement of public access)	Support	Retain objective as notified (inferred - refer to original submission)	Strongly supports any initiative to maintain and enhance access to waterbodies and the coastal marine area.
Wellington Fish and Game Council	509	8	PA - Public Access	PA-O2 (Managing adverse effects of public access)	Support	Retain objective as notified (inferred - refer to original submission)	It is important that public access promotes positive impacts on the natural environment. It is also important that some aspects of recreational use are seen through a reverse sensitivity lens, where newer uses of the resource should not displace a historical and cultural use.
Wellington Fish and Game Council	509	9	PA - Public Access	PA-P1 (Appropriate activities within coastal margins and riparian margins)	Support	Retain policy as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	10	PA - Public Access	PA-P2 (Maintenance and enhancement of public access)	Support	Retain policy as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	11	PA - Public Access	PA-P3 (Restriction of public access)	Support in part	Seeks that where existing public access is restricted or reduced, alternative access is provided on a like for like basis. For example, if previous access allowed for motor vehicles then replacement access should too	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	12	SUB - Subdivision	SUB-P8 (Esplanade requirements)	Support	Retain policy as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Wellington Fish and Game Council	509	13	ASW - Activities on the Surface of Water	ASW-P1 (Activities on the surface of water)	Support	Retain policy as notified (inferred - refer to original submission)	Access to waterbodies for these recreational activities are very important.
Wellington Fish and Game Council	509	14	ASW - Activities on the Surface of Water	ASW-P3 (Motorised activities)	Support	Retain policy as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	15	ASW - Activities on the Surface of Water	ASW-R1 (Non-motorised activities on the surface of water)	Support	Retain rule as notified (inferred - refer to original submission)	Reasons given not specific to this relief, see original submission
Wellington Fish and Game Council	509	16	EW - Earthworks	EW-P1 (Minor earthworks)	Support in part	Amend clause (2) of policy as follows: "2. Erosion, dust, and sedimentation effects on land and water bodies are avoided or minimised, and..."	District councils enable building, roading, land use changes and subdivision, all of which have accumulative sedimentation impacts, a stronger stance should be taken on avoiding this.
Wellington Fish and Game Council	509	17	EW - Earthworks	EW-P13 (Earthworks within coastal margins and riparian margins)	Support	Retain policy as notified	Indirect impacts from works away from the margins are mostly regional council specific, there is still a need to address at an urban and district level the impacts from those works which are enabled at the urban and district level (e.g., subdivision).
Colleen Christison	510	1a	Maps - Natural Environment Values Overlays	Natural features and landscapes	Oppose in part	Seeks that assessments which informed the natural features and landscapes overlays are reviewed, and the overlays amended (inferred - refer to original submission)	Maps are over 7 years old. These are too broad and are capturing areas better represented by the Eastbourne Regional Park.
Colleen Christison	510	1b	Maps - Natural Environment Values Overlays	Coastal natural character	Oppose in part	Seeks that assessments which informed the Coastal Natural Character overlays are reviewed, and the overlays amended (inferred - refer to original submission)	Maps are over 7 years old. These are too broad and are capturing areas better represented by the Eastbourne Regional Park.
Colleen Christison	510	1c	Maps - Natural Environment Values Overlays	High and Very High Coastal Natural Character Area - Mahina Bay	Oppose in part	Seeks that the extent of High and Very High Coastal Natural Character area covering the property in Mahina Bay (visually represented in original submission) is reduced, and not two-thirds of their current land. (Refer to original submission)	Areas identified are too broad and better represented by Eastbourne Regional Park (refer to original submission for full reasons).
Colleen Christison	510	1d	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that, if natural features and landscapes and coastal natural character overlays proceed as notified, then compensation is paid (refer to original submission)	The government is currently reviewing the RMA and introducing changes limiting Councils to reduce property owners' rights. Where councils do so, compensation must be paid.
Colleen Christison	510	1e	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that HCC financially support landowners to irradicate pests (rodents, wasps), and produce an information guide as to native plants care in this region. (refer to original submission)	Reasons given not specific to this relief, see original submission
Colleen Christison	510	2a	Maps - Natural Environment Values Overlays	Coastal natural character	Oppose in part	Seeks that the Boffa Miskell 2018 assessment which informs overlays is reviewed and the overlays amended	The mapping goes to extremes. NZCPS policy 13 can be met without the restrictions. Refer to original submission for full reasons

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Colleen Christison	510	2b	Maps - Natural Environment Values Overlays	Natural features and landscapes	Oppose in part	Seeks that the Boffa Miskell 2018 assessment which informs overlays is reviewed and the overlays amended	The mapping goes to extremes. NZCPS policy 15 can be met without the restrictions. Refer to original submission for full reasons
Colleen Christison	510	2c	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that a publication on plants of the Eastern Hills and their care and maintenance, is provided free of charge	Educational support should be provided to land owners, for ongoing protection
Colleen Christison	510	2d	Does not relate to text or maps of the plan	None specific	Other/Not stated	Seeks that seminars are provided, with support for pest control and eradication – wasps and rodents.	Educational support should be provided to land owners, for ongoing protection
Christine Reuhman	511	1	SASM - Sites and Areas of Significance to Māori	All SASM provisions	Oppose	Seeks that all provisions for Sites and Areas of Significance to Māori are removed from the Proposed District Plan OR If Sites and Areas of Significance to Māori are included in the Proposed District Plan, then the relief requested in submission points 511.2a to 511.23 are accepted	The purpose of the Proposed Plan appears to be to provide some Māori with decision-making rights over private land, not to genuinely protect sites of significance. Refer to original submission for full reasons
Christine Reuhman	511	2a	SCHED6 - Sites and Areas of Significance to Māori	Category 1 SASMs	Oppose	Seeks that category 1 sites only include those that are either a) situated on public land; or b) are currently intact and are of such clear and obvious cultural or spiritual significance to Maori that imposing restrictions on use and development of private land is demonstrably justified	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Christine Reuhman	511	2b	SCHED6 - Sites and Areas of Significance to Māori	Category 2 and 3 SASMs	Oppose	Seeks that categories 2 and 3 be merged into a single category that recognises the sites and enables exercise of kaitiakitanga in land owned or controlled by mana whenua, but otherwise imposes no restrictions on use and development of the land	Uncertain and arbitrary boundaries of SASMs Many sites are only significant in a general sense that does not justify protection Supports protection of genuine Māori cultural sites, where they are intact and located on public land Refer to original submission for full reasons and examples
Christine Reuhman	511	3	SASM - Sites and Areas of Significance to Māori	SASM-O1 (Te Mana o Ngā Wāhi (Recognition, protection and maintenance))	Support in part	Amend the policy as follows: "Sites and areas of significance to Māori and their associated values are recognised, and (where restrictions on land use can be demonstrated in accordance with the purpose of the Act), protected and maintained"	Recognises that while all sites and associated values should be recognised, only certain sites are available for protection and maintenance
Christine Reuhman	511	4	SASM - Sites and Areas of Significance to Māori	SASM-O2 (Kaitiakitanga)	Support in part	Amend the policy as follows: "Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to Māori, provided private property rights are not limited, restricted or interfered with in any manner or form."	Supports the Proposed Plan enabling tangata whenua to exercise tikanga Māori on their own land but should be clarified so that it does not appear to authorise activities on privately owned land. As currently drafted it appears inconsistent with private property rights and beyond what the RMA allows

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christine Reuhman	511	5	SASM - Sites and Areas of Significance to Māori	SASM-O3 (Rangatiratanga (Self Determination))	Oppose	Delete objective	Inconsistent with private property rights and (arguably) with the RMA itself – particularly the reference to "self-determination". Where sites of significance to Māori are on private land, this is close to recognising that Māori have property rights in privately owned land. No mention of the rights of self-determination of property owners or any protection of their right to undertake lawful activities on their land. Refer to original submission for full reasons
Christine Reuhman	511	6	SASM - Sites and Areas of Significance to Māori	SASM-O4 (Mana Motuhake (Historic and contemporary connections))	Oppose	Delete objective	The title of the clause ("mana motuhake") and the reference to "contemporary connections" appears, like SASM-O3, to suggest that Māori should have self-determination over private property. Refer to original submission for full reasons
Christine Reuhman	511	7	SASM - Sites and Areas of Significance to Māori	SASM-P1 (Identify sites and areas of significance to Māori)	Support in part	Amend policy as follows: "Identify sites and areas of significance to Māori with tangata whenua and in accordance with tikanga Māori, cross-checked against empirical evidence."	It is important to have Māori heritage on land identified, recorded and honoured. However, sites should only be defined as category 1 if conditions proposed in 511.2a are met. Protections shouldn't be imposed on private landowners other than in the clearest of cases (refer to original submission for full reasons)
Christine Reuhman	511	8	SASM - Sites and Areas of Significance to Māori	SASM-P2 (Ngā Awa o te Takiwā)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Christine Reuhman	511	9	SASM - Sites and Areas of Significance to Māori	SASM-P3 (Category 1 Sites and Areas of Significance to Māori)	Support in part	Retain policy as notified, provided submission point 511.2a is accepted	Reasons given not specific to this relief, see original submission
Christine Reuhman	511	10	SASM - Sites and Areas of Significance to Māori	SASM-P4 (Category 2 Sites and Areas of Significance to Māori)	Oppose	Delete policy	"Avoid, remedy, or mitigate" is a high standard of protection. This level of restriction is not congruent with the broad areas included as category 2 SASMs. If the Council is unable to define the sites (and their importance) with clarity and evidence, it should not impose restrictions on landowners in the general area. Refer to original submission for full reasons.
Christine Reuhman	511	11a	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Retain as notified	Reasons given not specific to this relief, see original submission
Christine Reuhman	511	11b	SASM - Sites and Areas of Significance to Māori	SASM-P5 (Category 3 Sites and Areas of Significance to Māori)	Support in part	Seeks that the policy applies to a combined single category of category 2 and 3 sites (see submission point 511.2b)	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christine Reuhman	511	12	SASM - Sites and Areas of Significance to Māori	SASM-P6 (Use of sites and areas for tikanga Māori)	Support in part	Amend policy as follows: "Enable tangata whenua to carry out tikanga Māori (including mahinga kai) within sites and areas of significance to Māori, provided private property rights are not limited, restricted or interfered with in any manner or form."	Supports provision insofar as it is enabling of tangata whenua carrying out tikanga Māori on land owned by them. It is not within the scope of powers under the RMA to enable one person or group rights over another person's land. This must be spelled out explicitly in the plan to ensure there is no confusion. Refer to original submission for full reasons.
Christine Reuhman	511	13	SASM - Sites and Areas of Significance to Māori	SASM-P7 (Working with tangata whenua to protect sites and areas of significance to Māori)	Support in part	Seeks that policy is confined to category 1 sites (as defined in submission point 511.2a)	Reasons given not specific to this relief, see original submission
Christine Reuhman	511	14	SASM - Sites and Areas of Significance to Māori	SASM-P8 (Culturally incompatible activities)	Neutral	No relief requested	Reasons given not specific to this submission point, see original submission
Christine Reuhman	511	15	SASM - Sites and Areas of Significance to Māori	SASM-P9 (Use and development that protects spiritual and cultural values)	Oppose	Delete policy, OR Amend the policy so its application is explicitly confined to category 1 sites and / or the following changes are incorporated: "Provide for maintenance, repair, alterations, construction and modification within sites and areas of significance to Māori, while ensuring where it is demonstrated that the spiritual and cultural values of the site are protected, having regard to: 1. Whether tangata whenua have been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation. ~~2. Whether a cultural impact assessment has been undertaken and whether the proposal is consistent with the values identified in SCHED6 – Sites and Areas of Significance to Māori.~~ 3... a. Loss of cultural values associated with the site (where those values are defined in Schedule 6) through modification of the landscape. .... ~~4. Any loss of access to the site or area of significance to Māori for customary activities.~~ ~~5. Any opportunities to maintain or enhance the ability for tangata whenua to access and use the site or area of significance to Māori.~~ ... 8. Whether there are proportionate alternative methods, locations	Not consistent with use and development of private land that is recognised in the sustainable management purpose of the RMA. Entirely focused on mana whenua consultation and protection of undefined 'spiritual or cultural values' attaching to sites. Inconsistent with private property rights. Drafted too broadly given the breadth of land policy applies to. Inconsistent with Council and Government policies designed to encourage increased housing supply and increased commercial development. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christine Reuhman	511	16	SASM - Sites and Areas of Significance to Māori	SASM-R1 (Undertaking tikanga Māori within a Site or Area of Significance to Māori)	Support in part	Amend rule as follows: "Undertaking tikanga Māori within a Site or Area of Significance to Māori, provided private property rights are not limited, restricted or interfered with in any manner or form: Activity status: Permitted (Category 1 – 3 sites)"	Support this rule (with amendments) as it is enabling of the use and development of private property for traditional Māori activities.
Christine Reuhman	511	17	SASM - Sites and Areas of Significance to Māori	SASM-R2 (Land disturbance within a Site or Area of Significance to Māori)	Support in part	Seeks that guidance is provided as to what is an "artefact" which would trigger the accidential discovery protocol. For example, the standard could provide a list of examples, or it could be defined by reference to a definition from legislation.	Supportive of protections for Category 1 sites, provided identified in a way consistent with submission point 511.2a Not opposed to accidental discovery protocol applying to other category sites, as this is probably already required
Christine Reuhman	511	18	SASM - Sites and Areas of Significance to Māori	SASM-R3 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Support	Retain as notified (inferred - refer to original submission)	This rule is enabling of the exercise of private property rights
Christine Reuhman	511	19	SASM - Sites and Areas of Significance to Māori	SASM-R4 (Maintenance and repair of a building or structure within a Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission) OR if retained, the rule is only applied to Category 1 sites (as defined in submission point 511.2a)	Inconsistent with property rights and the productive use and development of land. Will constrain commercial development in key business areas, and restrict residential housing supply. Use of "and" instead of "or" in activity conditions, means any activity in category 1 or 2 would require consent. 200m2 is not big for commercial development, unclear relation to protection of cultural values. Refer to original submission for full reasons
Christine Reuhman	511	20	SASM - Sites and Areas of Significance to Māori	SASM-R5 (Demolition or removal of buildings and structures within a Category 1, 2 or 3 site or area of significance to Māori)	Support	Retain provision	This rule is enabling of the exercise of private property rights
Christine Reuhman	511	21	SASM - Sites and Areas of Significance to Māori	SASM-S1 (Accidental discovery protocol)	Neutral	No specific relief sought in relation to this point, refers to submission point 511.17	No specific reasons given in relation to this submission point, refers to submission point 511.17
Christine Reuhman	511	22a	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (1) of the policy is retained, there are no special rules for subdivision consents in SASMs	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Christine Reuhman	511	22b	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (2) is retained, it is restricted to category 1 sites (as they are defined in submission point 511.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification
Christine Reuhman	511	22c	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Support in part	Seeks that if clause (3) is retained, it is restricted to category 1 sites (as they are defined in submission point 511.2a)	Concerned with restrictions on property rights and impact this will have on housing supply through intensification

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Christine Reuhman	511	22d	SUB - Subdivision	SUB-P15 (Subdivision of land containing a Site or Area of Significance to Māori)	Oppose in part	Amend policy to delete clause (4)	Clause 4 is suggestive of forcing landowners to grant a lease or licence over their land to mana whenua without compensation. Refer to original submission for full reasons.
Christine Reuhman	511	22e	SUB - Subdivision	SUB-R6 (Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori)	Oppose	Delete provision (inferred - refer to original submission)	Matters of discretion weighted towards Māori interests and does not recognise interest of landowners or general public. Land containing Māori sites do not require their own subdivision rules. Refer to original submission for full reasons.
Christine Reuhman	511	23	EW - Earthworks	EW-P10, EW-R10 and EW-S9	Oppose in part	Seeks that these provisions only apply to category 1 SASMs, provided that category 1 sites are defined in a way consistent with submission point 511.2a. Refer to original submission.	Rules seem designed for category 1 sites, do not make sense for the sites included in categories 2 and 3. Land disturbance provisions only require accidental discovery protocol for category 2, and no requirement for category 3. No guidance on when land disturbance becomes earthworks. Refer to original submission for full reasons.
Dwayne McDonald	512	1	Maps - Zoning / Residential	Medium Density Residential Zone - Hill Road	Support in part	Rezone 1/149 to 155 Hill Road, Belmont to Hill Residential (or equivalent -inferred, refer to original submission)	Should be Hill Residential like almost every other property on Hill Road. Small roads cannot support more traffic. Refer to original submission for full reasons.
Ian Binnie	513	1	Maps - Zoning / Residential	Large Lot Residential Zone – 20 Mackenzie Road	Oppose in part	Rezone 20 Mackenzie Rd, Eastbourne to Medium Density Residential Zone	The area where the dwelling is located, and its surrounding area has only a slight slope, and the access to amenities and infrastructure is very good. Refer to original submission for full reasons
Joe Jeffries	514	1	Maps - Zoning / Residential	High Density Residential Zone	Support	Retain High Density Residential Zone as notified	Supports High Density zoning including six storey building heights in Petone including in coastal areas.
Joe Jeffries	514	2a	NH - Natural Hazards	Tsunami Hazard Overlay	Oppose	Amend Tsunami Hazard Overlay to delete "high", "medium" and "low" classifications and instead rename overlays around the infromation they are based on OR, alternative relief - amend the Tsunami Hazard Overlay so that it applies to a 1% AEP scenario at todays sea level consistent with the approach to coastal inundation	Opposes applying a “high” hazard ranking to tsunami areas based on a 1% AEP scenario inundation extent with 1m Sea Level Rise as this does not accurately reflect “high” hazard risk and is unnecessary to manage the specific hazard identified.
Joe Jeffries	514	2b	NH - Natural Hazards	Coastal Inundation Hazard Overlay	Oppose	Amend Coastal Inundation Hazard Overlay to delete "high", "medium" and "low" classifications and instead rename overlays around the infromation they are based on	Reasons given not specific to this relief, see original submission
Joe Jeffries	514	3	CE - Coastal Environment (Hazards)	CE-P8 (Risk-Based Approach)	Support	Retain as notified.	Supports a risk-based approach to identification of coastal hazards subject to amendments to other provisions of this chapter.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Joe Jeffries	514	4	CE - Coastal Environment (Hazards)	CE-P14 (Additions to existing buildings and structures within the Coastal Hazard Overlays)	Amend	Amend policy as follows: "... 4. Provide for additions to existing buildings and structures containing activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the High Coastal Hazard Overlays where: a. The addition enables the continued use of the existing building, b. The addition incorporates measures that reduce or do not increase the risk to people and buildings from coastal inundation from sea level rise, and ~~c. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.~~ ~~5. Only allow for additions to existing buildings and structures containing activities most sensitive to natural hazards in the High Coastal Hazard Overlays where:~~ ~~a. The addition incorporates measures that reduce or do not increase the risk to people and buildings from the coastal hazard, and~~ ~~b. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.~~"	Additions to existing residential buildings in High Coastal Hazard areas do not increase exposure to the hazard where they do not increase the number of people living in the dwelling. (Refer to original submission for full reasons)
Joe Jeffries	514	5	CE - Coastal Environment (Hazards)	CE-P15 (Subdivision, Use and Development within the Coastal Hazard Overlays)	Amend	Amend clause 8 of and delete clause 9 of the policy as follows: "8. Only allow for new buildings and structures, building platforms and the conversion of existing buildings containing activities most sensitive to natural hazards in the Medium and High Coastal Hazard Overlays in all other zones where: ... 9. [delete]"	The requested relief enables new buildings to be considered in the High Coastal Hazard area
Joe Jeffries	514	6	CE - Coastal Environment (Hazards)	CE-R12 (Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays)	Oppose	Amend the Discretionary activity status in CE-R12 to Restricted Discretionary.	This rule should be enabling of additions which mitigate risk through measures such as higher floor levels rather than preventing the addition altogether. A RD activity status for additions is also consistent with the approach in the WCC Plan. (Refer to original submission for full reasons).
Joe Jeffries	514	7	CE - Coastal Environment (Hazards)	CE-R16 (New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays)	Amend	Amend the activity status for new buildings in High Hazard areas under CE-R16 from Non-complying to Restricted discretionary	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Joe Jeffries	514	8	NH - Natural Hazards	Flood Hazard Overlay	Oppose	Amend Flood Hazard Overlay to delete "high", "medium" and "low" classifications and instead rename overlays around the infromation they are based on OR, alternative relief - amend the High Hazard Ranking for stream corridors so that it applies to a 1% AEP scenario at todays sea level	Opposes applying a 'high' hazard ranking based on a 1.59m sea level rise as this does not accurately reflect a high risk based on probability today.
Robbie Burns	515	1	Designations	MEDU-45 (St Bernard's College)	Other/Not stated	Seeks that the school or Council undertake more mitigation (eg signage similar to Marina Grove with time limits on parking and drop-off/pick-up restrictions) to address traffic flow and parking issues	Truck deliveries access school via Anderson Grove Anderson Grove is not wide and has parking on both sides Visibility restricted by parked cars - safety issue Parking by students and parents (refer to original submission for full reasons)
Robbie Burns	515	2	Designations	MEDU-45 (St Bernard's College)	Other/Not stated	Seeks that more consideration is given to residents of Anderson Grove potentially impacted by the designation,including consultation.	Traffic, noise and rubbish issues resulting from school activities Inconsistencies in notice of requirement Refer to original submission for full reasons
FH Developments 2025	516	1	Maps - Zoning / Rural	Rural Lifestyle Zone – 104 Upper Fitzherbert Road, Wainuiomata	Oppose	Rezone 104 Upper Fitzherbert Road, Wainuiomata to Medium Density Residential Zone	Multiple reasons - see original submission. ▪ The sites to the south and west are currently zoned Medium Density Residential Zone and the Proposed District Plan continues that zoning. ▪ The subject site is flat and perfectly located for residential development at a low to medium density ▪ The site does not contain any highly productive soils and is too small to be economically viable for primary production.
oOh Media Limited	517	1	Definitions	Ancillary transport network infrastructure	Support	Retain the definition of ancillary transport network infrastructure as notified.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	2	INF - Infrastructure	INF-O1 (Benefits of infrastructure)	Support	Retain INF-O1.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	3	INF - Infrastructure	INF-O2 (Adverse effects of infrastructure)	Support	Retain INF-O2.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	4	INF - Infrastructure	INF-O3 (Infrastructure availability and capacity)	Support	Retain INF-O3.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	5	INF - Infrastructure	INF-O4 (Transport network)	Support	Retain INF-O4.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	6	INF - Infrastructure	INF-P1 (Recognise benefits of infrastructure)	Support	Retain INF-P1.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	7	INF - Infrastructure	INF-P2 (Provide for infrastructure)	Support	Retain INF-P2.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	8	INF - Infrastructure	INF-P3 (Planning and delivery of infrastructure)	Support	Retain INF-P3.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	9	INF - Infrastructure	INF-P4 (Technological advances)	Support	Retain INF-P4.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	10	INF - Infrastructure	INF-P5 (Adverse effects of infrastructure)	Support	Retain INF-P5.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	11	INF - Infrastructure	INF-P6 (Consideration of the adverse effects of infrastructure)	Support	Retain INF-P6.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	12	INF - Infrastructure	INF-P7 (Upgrading and developing the transport network)	Support	Retain INF-P7.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	13	INF - Infrastructure	INF-P9 (Upgrading and developing infrastructure in natural hazard overlays)	Support	Retain INF-P9.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	14	INF - Infrastructure	INF-P13 (Upgrading and developing infrastructure in sites and areas of significance to Māori, heritage areas and sites containing heritage buildings or heritage structures)	Support	Retain INF-P13.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	15	INF - Infrastructure	INFR-P14 (Upgrading and developing infrastructure in the Active Street Frontage Overlay)	Support	Retain INF-P14.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	16	INF - Infrastructure	INF-R6 (Signs associated with operating, maintaining, and repairing, or developing, upgrading and decommissioning of infrastructure, not including signs for the purpose of operating the transport network which are located in road reserve or rail corridor)	Support in part	Amend INF-R6 to clarify that the rule is intended to apply to those signs that are for the purpose of operating, maintaining, and repairing, or developing, upgrading and decommissioning of infrastructure, as follows: "Signs ~~associated with~~ for the purposes of operating, maintaining, and repairing, or developing, upgrading and decommissioning of infrastructure, not including signs for the purpose of operating the transport network which are located in road reserve or rail corridor, or third-party advertising signs."	It is currently unclear whether Rule INF-R6 is intended to apply to third-party advertising signs that contribute to the funding and ongoing maintenance of infrastructure. Refer to original submission for full reasons and examples

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	17a	INF - Infrastructure	INF-R21 (Signs for the purpose of operating the transport network, located in road reserve or rail corridor)	Support in part	No relief sought.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	17b	INF - Infrastructure	New rule	Oppose (requesting new provision)	Add a new rule that provides for third-party advertising signs and digital signs that are integrated into ancillary transport network infrastructure as a permitted activity. "INF-R21A: Signs, including third-party advertising signs and digital signs, that are integrated with ancillary transport network infrastructure. City Centre Zone, Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone, Industrial Zones, Sport and Active Recreation Zone, Hospital Zone, Marae Zone, Quarry Zone, Tertiary Education Zone 1. Activity status: Permitted Applicable standards: • INF-13A Signs, including third party advertising signs and digital signs that are integrated with ancillary transport network infrastructure. 2. Activity status: Restricted discretionary Where: • Compliance is not achieved with INF-13A Matters of discretion are restricted to: 1. The compatibility of the sign with the amenity and character of the surrounding area. 2. The size, position, design, and setting of the sign. 3. The standards for the relevant zone in the Light chapter. 4. The safety and efficiency of the transport network. 5. The matters in: a. SIGN-P1: Compatible signs,	To clearly provide for third-party advertising signage, including digital signage, that integrate into ancillary transport network infrastructure, as a permitted activity (subject to appropriate standards outlined separately in the Signs chapter). General signage provisions typically address standalone or building-mounted signs, and are therefore poorly suited to manage and enable third-party advertising signage integrated into transport infrastructure. Integrated signage has a unique role and is inherently tied to infrastructure funding and provision. Therefore, a bespoke rule framework is justified and necessary to explicitly accommodate this distinct category of signage. (see original submission for the full reasons provided).

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	18	INF - Infrastructure	New rule	Oppose (requesting new provision)	Add new a new standard for third-party advertising signs and digital signs that are integrated into ancillary transport network, as follows: "INF-S13A: Signs, including third-party advertising signs and digital signs, that are integrated with ancillary transport network infrastructure. City Centre Zone, Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone, Industrial Zones, Sport and Active Recreation Zone, Hospital Zone, Marae Zone, Quarry Zone, Tertiary Education Zone 1. The sign must: a. Be no larger than the ancillary transport network infrastructure it is attached to and no greater than 1.6m2. b. Not be located within 30m of a scheduled historic heritage place. c. Not flash, use video, moving images, moving text, or moving lights. d. Not play music or sound. e. Not provide advertising over multiple messages which are displayed across transitioning screens. f. Not be visible from a state highway or road with a speed limit of 80km/h or more. g. Not monitor or respond in any way to the people viewing or potentially viewing the sign. h. Display only a single static image at a time. i. Display images for a minimum of 30 seconds before	Enabling advertising, particularly digital advertising, as a permitted activity supports the implementation of the infrastructure objectives and policies by contributing significantly to the financial viability and ongoing operational sustainability of infrastructure. The proposed standards for digital signage illumination, image transitions, and dwell times are consistent with industry best practice and have been successfully implemented in other New Zealand districts, including Auckland. These proven standards adequately address amenity and transport safety effects without unnecessarily restricting functionality. The bespoke standards proposed for integrated signage specifically supersede or clarify any relevant general signage standards, ensuring clarity, consistency, and ease of compliance for infrastructure providers. (see original submission for full reasons given).
oOh Media Limited	517	19	INF - Infrastructure	INF-R22 (Ancillary transport network infrastructure)	Support	Retain INF-R22.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	20	INF - Infrastructure	INF-R23 (Upgrading transport network infrastructure, including cycleways and shared paths)	Support	Retain INF-R23.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	21	INF - Infrastructure	INF-R24 (New transport network infrastructure, including cycleways and shared paths)	Support	Retain INF-R24.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	22	INF - Infrastructure	INF-R25 (Infrastructure not otherwise provided for or subject to any other rule in chapter)	Support	Retain INF-R25.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	23	INF - Infrastructure	INF-S14 (Buildings and structures, other than cabinets or support structures)	Support	Retain INF-S14.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	24	INF - Infrastructure	INF-S15 (Road design)	Support	Retain INF-S15.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	25	INF - Infrastructure	INF-S16 (Earthworks – Slope, height, depth, and location)	Support	Retain INF-S16.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	26	INF - Infrastructure	INF-S17 (Earthworks – Area limit, including trenching)	Support	Retain INF-S17.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	27	INF - Infrastructure	INF-S18 (Earthworks and vegetation removal – Reinstatement)	Support	Retain INF-S18.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	28	INF - Infrastructure	INF-S19 (Earthworks – In relation to Sites and Areas of Significance to Māori)	Support	Retain INF-S19.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	29	INF - Infrastructure	INF-S20 (Removal of indigenous vegetation)	Support	Retain INF-S20.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	30	SIGN - Signs	SIGN-O1 (Signs)	Support	Retain SIGN-O1.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	31	SIGN - Signs	SIGN-P1 (Signs provided for)	Support in Part	Amend SIGN-P1 as follows: "Provide for signs where: ... 4. They ~~do not result in~~ minimise visual clutter, ..."	Supports the intent of the proposed policy, however is concerned that the policy seeks to provide for signs where they do not result in visual clutter, which could be interpreted in 'pass/fail' terms. The RMA is not a "nil effect" statute and it is necessary to include a qualifier to the management of 'visual clutter' effects to better reflect the intent of the policy to manage adverse effects (as opposed to avoiding adverse effects). Refer to original submission for full reasons
oOh Media Limited	517	32	SIGN - Signs	SIGN-P3 (Third-party advertising signs)	Support in Part	Amend Policy SIGN-P3 as follows: "Manage the effects of third-party advertising signs to be consistent with the purpose, character, and amenity values of the zone in which they are located, and: .. 4. ~~Do not result in~~ Manage visual clutter and other adverse cumulative effects."	For the reasons set out in submission point 517.31 (see original submission)
oOh Media Limited	517	33	SIGN - Signs	SIGN-P4 (Digital and illuminated signs)	Support	Retain Policy SIGN-P4.	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	34	SIGN - Signs	SIGN-P5 (Signs on heritage buildings or heritage structures or in heritage areas)	Support	Retain Policy SIGN-P5.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	35	SIGN - Signs	SIGN-P6 (Impacts of signs on the transport network)	Support	Retain Policy SIGN-P6.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	36	SIGN - Signs	SIGN-R2 (Third-party advertising signs)	Support in Part	Amend Rule SIGN-R2 to apply a Discretionary activity status to 'third-party advertising signs' in the Mixed Use Zone. A consequential change is required to SIGN-R2.3 to remove the Mixed Use Zone from the non-complying activity rule.	Due to the eclectic nature of the Mixed Use zone, and the intended flexibility of the zone to adapt to a wide range of uses and forms of development, third-party advertising signs will not be inherently inconsistent elements in all locations within the Mixed Use Zone. On this basis, it is considered that a Non-complying activity status is too onerous, and that a Discretionary activity status is more appropriate. Retaining a Non-complying activity status unnecessarily elevates regulatory uncertainty and cost, potentially discouraging investment in signage that supports infrastructure provision and local economic activity, despite being generally consistent with the flexible intent of the Mixed Use Zone. (see original submission for full reasons)
oOh Media Limited	517	37	SIGN - Signs	SIGN-R3 (Digital signs)	support in part	Seeks that provision is made for other digital signs in the Mixed Use Zone as a restricted discretionary activity. A consequential change to SIGN-R3.3 is required to remove the Mixed Use Zone from the non-complying activity and public notification rule.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	38	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose in part	Amend Rule SIGN-R3.1.a as follows: "1. Activity status: Restricted discretionary Where: a. The sign: ... vii. Displays images for a minimum of ~~35~~ 30 seconds before transitioning to the next when visible from a road with a speed limit of 80km/h or more, and viii. In any other case, displays images for at least ~~15~~ 8 seconds before transitioning to the next,..."	Agrees that digital signs and billboards can be controlled by different operational parameters depending on the speed environment of the road that they are orientated to. The 'dwell time' standard for digital signs has been recently debated through the Proposed Wellington District Plan process. The notified Proposed Wellington District Plan included a standard requiring dwell times that are consistent with those of proposed Rules SIGN-R3.1.a.vii and viii (e.g. 35 seconds and 15 seconds). The planning specialist for Wellington City Council agreed with the evidence presented at those hearings that dwell times of 8 seconds and 30 seconds are appropriate. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	39	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose in part	Amend standard to delete clause 1.d.iii.	The illumination output of a digital sign is determined by the colour and composition of the elements of a message. White results in the brightest level of illuminance and black the dimmest. Therefore, the change of the average luminance output of one message to the next message will depend on the content that is to be displayed. The effects of the illumination of digital signs are adequately managed by Standard SIGN-S9 ... (see original submission for full reasons given)
oOh Media Limited	517	40	SIGN - Signs	SIGN-R3 (Digital signs)	support in part	Amend the matters of discretion for Rule SIGN-R3 as follows: "Matters of discretion are restricted to: 1. The compatibility of the sign with the amenity and character of the surrounding area. 2. The size, position, design, and setting of the sign. ~~3. Whether the sign will be used for third-party advertising.~~ ...".	Third-party signs are provided for separately by Rule SIGN-R2 as a permitted activity within commercial (and other) zones, within which digital signs are provided for as a restricted discretionary activity. This matter of discretion does not correspond with any other provision, in that there is seemingly no distinction by the provisions of the Signs chapter between digital first-party or digital third-party signs. The matter of discretion effectively requires a 'yes or no' response, and it is not clear what the consequence is for either response.
oOh Media Limited	517	41	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose	Amend SIGN-R3.2 as follows: "2. Activity status: ~~Non-complying~~ Discretionary Where: a. Compliance is not achieved with SIGN-R3.1"	A non-complying activity status for a digital sign which does not comply with a relevant standard is unnecessarily onerous, for the following reasons: • While the standards in SIGN-S10 for digital signs are important, they are not 'bottom lines' which must be protected by a non-complying activity status. • Policy SIGN-P4 seeks to provide for digital signs where they are in accordance with particular outcomes. The policy is not an 'avoid type' policy, and is not appropriately implemented by a non-complying activity status. A discretionary activity status is an appropriate mechanism to enable a robust assessment of the effects of digital signage which does not comply with a standard, and is a more appropriate, efficient and effective method to implement policy SIGN-P5.
oOh Media Limited	517	42	SIGN - Signs	SIGN-R3 (Digital signs)	Oppose in part	Amend SIGN-R3.3 to delete the reference to the Mixed Use Zone from the rule.	Opposed to SIGN-R3.3 to the extent that it would require automatic public notification for digital signs in the Mixed Use Zone.
oOh Media Limited	517	43	SIGN - Signs	SIGN-S1 (Area of a sign)	Support	Retain SIGN-S1	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	44	SIGN - Signs	SIGN-S2 (Combined area of signs per site)	Support	Retain SIGN-S2	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	45	SIGN - Signs	SIGN-S3 (Number of signs per site)	Support	Retain SIGN-S3	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	46	SIGN - Signs	SIGN-S4 (Height of freestanding of signs)	Support	Retain SIGN-S4	Reasons given not specific to this relief, see original submission

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
oOh Media Limited	517	47	SIGN - Signs	SIGN-S5 (Height and placement of signs attached to buildings, structures and verandahs)	Support	Retain SIGN-S5	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	48	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Support in part	Retain Standard SIGN-S8 as notified, except those parts which are addressed in other submission points.	Reasons given not specific to this relief, see original submission
oOh Media Limited	517	49	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Oppose	Amend standard to delete clause 4.b	The limit on characters on signs that are orientated to roads with a speed limit of 80km/h or more is unsupported by evidence and will not manage any actual effect.
oOh Media Limited	517	50	SIGN - Signs	SIGN-S8 (Signs and the transport network)	Oppose	Amend SIGN-S8.6 as follows: "... 6. The primary message of ~~S~~signs within 10 metres of a legal road or visible from any state highway must comply with the following minimum lettering heights: ..."	Concerned with the unworkable nature of the standard. Advertising messages are comprised of multiple 'elements' which collectively deliver the message. As drafted, the standard requires every letter used in an advertising message to be a specified minimum height, however, not all letter-based elements of an advertisement message are necessary to be read. The 'primary' advertising message will typically be delivered by a combination of an image, a text based message (which is typically brief and impactful), and colours. When absorbed together, the message is readily assimilated by the audience. As advertisers are incentivized to ensure the message is readily understood in the shortest amount of time, the text-based element of the primary message will be of a size that is large enough to be instantly appreciated as the 'most important' text. (see original submission for full reasons given).
oOh Media Limited	517	51	SIGN - Signs	SIGN-S9 (Sign illumination)	Support	Retain SIGN-S9.	Reasons given not specific to this relief, see original submission
Health New Zealand Te Whatu Ora (Health NZ)	518	1	Definitions	Functional need	Support in part	Seeks the following or similar amendments to the definition of "functional need: "Means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. Furthermore, in the case of Hospital and Health Care Activity at Hutt Hospital functional need is constrained and there are no viable alternatives for the hospital."	Supports inclusion of a definition. However, there is some risk in the proposed drafting of the definition as it limits its application to the extent that an activity "can only occur in that environment" (emphasis added by submitter). Functional need in the public health sector is not static. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	2	Definitions	Health care activity	Amend	Seeks that the definition is amended to exclude hospitals	Concerned that this definition (combined with the lack of explicit inclusion of hospitals and reference to the Hutt Hospital in the Hospital Zone provisions) undermines the Hospital Zoe provisions and the recognition and priority of the Hutt Hospital. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Health New Zealand Te Whatu Ora (Health NZ)	518	3	Definitions	New definition - "Hospitals"	Oppose (requesting new provision)	Add a definition of "Hospitals"	Concerned that the lack of explicit inclusion of a hospitals definition and reference to the Hutt Hospital in the Hospital Zone provisions undermines the Hospital Zone provisions and the recognition and priority of the Hutt Hospital. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	4	Definitions	Health care activity	Amend	Seeks that, as an alternative to the relief sought in submission points 518.2 and 518.3, that the definition of "health care activity" has an explicit inclusion of Hospitals	Concerned that this definition (combined with the lack of explicit inclusion of hospitals and reference to the Hutt Hospital in the Hospital Zone provisions) undermines the Hospital Zoe provisions and the recognition and priority of the Hutt Hospital. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	5	Definitions	Health care activity	Amend	Seeks that the definition (not related to Hospitals) is expanded	Reasons given not specific to this relief, see original submission
Health New Zealand Te Whatu Ora (Health NZ)	518	6	Definitions	Regionally significant infrastructure	Oppose	Amend to include the Hutt Hospital in the definition of "regionally significant infrastructure"	Reasons given not specific to this relief, see original submission
Health New Zealand Te Whatu Ora (Health NZ)	518	7	Definitions	Operational need	Support in part	Amend as follows: "means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. Furthermore, in the case of Hospital and Health Care Activities at the Hutt Hospital operational need is evolving, constrained and often there are no viable alternatives."	Modifying this definition provides enhanced certainty in its applicability as it relates to the Hutt Hospital and its proposed zone as SPHZ which recognises the unique nature of the operational and landholding needs of a public hospital.
Health New Zealand Te Whatu Ora (Health NZ)	518	8	SD - Strategic Direction	None specific	Amend	Seeks that Strategic Direction is amended to explicitly identify the important role of infrastructure – particularly Regionally Significant Infrastructure – like the Hutt Hospital plays in the success, prosperity, health, and wellbeing of the community in Lower Hutt (and the region). Further the amendments should provide strategic direction and context for the policy framework and methods in the PDP – particularly why it is both necessary and appropriate to establish a generally permissive policy framework as it applies to the SPHZ and the Hutt Hospital.	Without this modification, the proposed Hospital Zone (and contemporaneous general and district-wide) provisions are weakened (if not undermined) by not providing a cohesive framework within which the Hutt Hospital (whether recognised as Infrastructure and Regionally Significant Infrastructure, or not) are appropriately recognised, protected and enabled for the inter-generational benefit of the community.
Health New Zealand Te Whatu Ora (Health NZ)	518	9	Definitions	Infrastructure	Oppose	Seeks that the Hutt Hospital should be included in the definition of Infrastructure	Without this modification, the proposed Hospital Zone (and contemporaneous general and district-wide) provisions are undermined. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	10	HOSZ - Hospital Zone	None specific	Other/Not stated	Seeks that plan provisions should explicitly enable Hutt Hospital and Health Care Activities at the Hutt Hospital with an appropriately permissive plan framework.	Without this modification, the proposed Hospital Zone (and contemporaneous general and district-wide) provisions are undermined. Refer to original submission for full reasons.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Health New Zealand Te Whatu Ora (Health NZ)	518	11	TR - Transport	None specific	Other/Not stated	Seeks all necessary modifications to the transport provisions that provide appropriate exclusions for public health service / Hospital activity (however it is defined or classified) in the Hospital Zone	Without this modification, the proposed Hospital Zone (and contemporaneous general and district-wide) provisions are undermined. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	12	TR - Transport	Introduction	Amend	Seeks that the overview of the Transport Chapter is modified (along with the cascading transport provisions) to reflect: a. The critical importance and role of Hutt Hospital as part of the nationwide Health Estate and as RSI and in service of the community in the Hutt Valley (and region); b. Recognition that demand for public health services – including Hospital and Health Care Activities in the SPHZ is complex and not controlled by Health NZ c. That transport provisions as they relate to Hospital and Health Care Activities in the SPHZ are managed by additional (new) provisions that exclude unnecessarily onerous transport provisions – particularly the imposition of high trip generating activities provisions.	As drafted the provisions impose control over transport matters that Health NZ does not control. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	13	TR - Transport	Objectives and Policies	Amend	Seeks that amendments are made to the objectives and policies to: a. Recognise the benefits of all infrastructure and regionally significant infrastructure – not just the road network. For example, the Hutt Hospital is a life-saving public health service that is also a lifeline that must operate during an emergency and it is fundamentally reliant on a well-functioning road network it is appropriate that the policy framework afford it a level of priority that reflects its management within a SPHZ b. Relate to definitions that appropriately include the Hutt Hospital c. Include recognition that the public health system is both a critical service and is nationally and regionally significant – it relies heavily on the road network (and helicopter flights) and reverse sensitivity provisions may extend to affording protections from an unacceptably compromised roading network d. Provide an appropriately permissive framework for infrastructure – particularly regionally significant infrastructure that operates in a Special Purpose Zone e.g. Hutt Hospital	As drafted the provisions impose control over transport matters that Health NZ does not control. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	14	TR - Transport	Rules	Oppose	Seeks all necessary amendments to exclude unnecessarily onerous transport provisions in the Hosptial Zone – particularly the imposition of high trip generating activities provisions e.g. TR-R3.	As drafted the provisions impose control over transport matters that Health NZ does not control. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	15	TR - Transport	Table 8: High trip generating activity thresholds	Oppose	Seeks that Hospital and Health care activites at Hutt Hosptial are excluded from high trip generating provisions	The provisions impose control over transport matters that Health NZ does not control. This is unreasonable and unjustified. The provisions are not supported in evidence in the Council's s32.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Health New Zealand Te Whatu Ora (Health NZ)	518	16	SCHED1 - Heritage Buildings and Structures	H147 - 638 High Street, Boulcott - Hutt Hospital Clock Tower Building	Oppose	Delete H147 (Hutt Hospital Clock Tower Building) from Schedule 1	While heritage values are important - the ability for Health NZ to deliver cost effective public health services is matter of critical national priority Health NZ funding allocations make no provision for the diversion of public health system funding for 'other' aspirations such as historic heritage protection Health NZ operations are governed by a range of other statutes and associated obligations Refer to original submission for full reasons
Health New Zealand Te Whatu Ora (Health NZ)	518	17	HOSZ - Hospital Zone	Entire Chapter	Other/Not stated	Seeks all necessary modifications to provide an appropriately protective and enabling framework to manage the use and development of Hospital Zone land for the benefit of the public health system.	Without this modification, the proposed Hospital Zone provisions are weakened (if not undermined) by not providing a cohesive framework within which the Hutt Hospital is appropriately recognised, protected and enabled for the benefit of the community. Refer to original submission for full reasons.
Health New Zealand Te Whatu Ora (Health NZ)	518	18	Maps - Zoning / Special Purpose	Hospital Zone - Hutt Hospital	Multiple	Support application of the zone to Hutt Hospital site [conditional, see original submission]	Reasons given are in connection to other submission points in submission, see original submission
Health New Zealand Te Whatu Ora (Health NZ)	518	19	Maps - Zoning / Special Purpose	Hospital Zone - all of zone other than Hutt Hospital	Neutral	None requested	Reasons given not specific to this relief, see original submission
Health New Zealand Te Whatu Ora (Health NZ)	518	20	HOSZ - Hospital Zone	Introduction	Amend	Seeks modifications to achieve the following : 1. explicitly identify Hutt Hospital and the critical role it plays in the lives of the Hutt Valley (and regional) community – which involves specific operational and functional requirements 2. expand proposed text to: a. clarify the intent and scope of the SPHZ provisions – including it is purposely enabling – including adaptive use and development for Hospital and Hospital Activity / Health Care Activities b. reflect that flexibility for the hospital to evolve with community needs is 'critical'	Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital Zone land for the benefit of the public health system.
Health New Zealand Te Whatu Ora (Health NZ)	518	21	HOSZ - Hospital Zone	Objectives and Policies	Amend	Seeks non-specific relief to address an extensive list of matters (refer to original submission for full details)	Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital Zone land for the benefit of Hospitals, the public health system and the community they serve.

Submitter	Sub #	SP #	Topic/chapter	Provision	Support/oppose	Requested Relief	Reasons
Health New Zealand Te Whatu Ora (Health NZ)	518	22	HOSZ - Hospital Zone	Rules	Amend	Seeks modifications to achieve the following : 1. Improve the functional mechanics of the SPHZ rules and how they relate to other plan provisions - particularly where the protective and enabling intent of the SPHZ provisions is undermined or encumbered with unreasonable / unjustified requirements. For example: a. Noise b. Infrastructure c. Transport d. Heritage 2. Specifically enable some buildings and structures as permitted activities (without having to satisfy the SPHZ standards). a. Ensure that the rule framework sets appropriate and simple provision for ancillary structures that may meet the PDP definitions of buildings and structures but where control or very limited control is necessary such as fences, security structures, ancillary minor footprint building / storage structures. Such features are appropriately managed by way of clear exemption of control 3. Subject activities that are controlled by the rule framework to reasonable permitted activity standards 4. Explicitly delineable and enable Hospital (as well as Health Care Activities) Activities in an appropriately permissive framework. a. Including addressing necessary definitions and consistency of defined terminology in the rule framework and elsewhere in the PDP i.e. relationship between the Health Care Activities and	Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital Zone land for the benefit of the Hutt Hospital and public health system.
Health New Zealand Te Whatu Ora (Health NZ)	518	23	HOSZ - Hospital Zone	Standards	Amend	Seeks modifications to achieve the following: 1. the appropriate settings in the standards as it relates to Hospital and Health Care Activities v other activities	Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital Zone land for the benefit of the Hutt Hospital and public health system.