

**Timaru District Council**

# **Summary of Decisions Requested**

**BY SUBMITTER**

**PROPOSED TIMARU DISTRICT PLAN**

**4 MARCH 2024**

**Document 3 of 4**

## User Guide

This summary includes revisions to the wording of a number of the summaries of submissions previously publicly notified made on the Timaru proposed district plan, and to the wording of the relief sought in those submissions. Where there has been a substantive change made to any summary, or to the decision requested, or to the plan provision that a submission has been coded to, these submissions have been identified with a blue fill background. No substantive changes have been made to any of the summaries, the decisions requested or any part of a submission point summary where the background remains white.

Where amendments to a provision have been sought by a submitter, red underlined text has been used to indicate recommended additions to the provision and ~~red strikethrough~~ to indicate recommendations for the removal of the proposed text.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Federated Farmers	182.104	ECO - Ecosystems and Indigenous Biodiversity	Policies	New	Supports the priority to Significant Natural Areas in Rules ECO-P1, ECO-P2, and ECO-P5. Also supportive of many of the suggested non-regulatory tools but here are concerns that the policies do not provide for existing activities to continue.  [Refer to original submission for full reason]	1. Add a new Policy to the <b>ECO-Ecosystems and Indigenous Biodiversity</b> Chapter as follows:  <b><i>ECO-PX</i></b>  <b><i>Provide recognition for grazing and farming existing activities that have not increased in their scale or intensity of effects from commencement date of the plan.</i></b>  AND 2. Any consequential amendments.
Federated Farmers	182.105	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities)	Opposes the permitted clearance within 50m of any wetland. NESFW 2020 only requires 10m. Supports PER-2 and PER-4D, which does provide farmers the opportunity for clearance for improved pasture. Asks the council to be wary about other submissions to have mapped improved pasture as what has occurred in the Mackenzie District. It is expensive and unnecessary for councils.	1. Amend <b>ECO-R1 Clearance of indigenous vegetation</b> by removing the 50m setback from any wetland from <b>ECO-R1.2</b> so this rule does not apply to activities within 50m of any wetland;  OR 2. Wording with similar effect;  AND 3. Any consequential amendments.
Federated Farmers	182.106	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R2 Clearance of indigenous vegetation for natural hazard mitigation works	Supports this rule.	1. Retain as notified;  OR 2. Wording with similar effect;  AND 3. Any consequential amendments.
Federated Farmers	182.107	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R3 Clearance of indigenous vegetation associated with the National Grid	Supports this rule.	1. Retain as notified;  OR 2. Wording with similar effect;  AND 3. Any consequential amendments.
Federated Farmers	182.108	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R4 Clearance of trees in the Long-Tailed Bat Protection Area	Supports this rule.	1. Retain as notified;  OR Wording with similar effect;  AND 3. Any consequential amendments.
Federated Farmers	182.109	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R5 Earthworks in a Significant Natural Area	Considers that routine maintenance, repair and replacement for all existing lawful activities which should be permitted, not restricted discretionary. This rule also has a typo, which states 'Activity status where compliance not achieved: Restricted discretionary'. The submitter assume this should be discretionary to align with the two activities stated in the rule.	1. Delete <b>ECO-R5 Earthworks</b> ;  AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.110	ECO - Ecosystems and	Rules	ECO-R6 Subdivision of land containing a	Supports this rule.	1. Retain as notified;  OR

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		Indigenous Biodiversity		Significant Natural Area		2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.111	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R7 Planting of potential pest species	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.112	NATC - Natural Character	Introduction	General	Supports the use non-regulatory measures to assist landowners. It is important that the Council recognises and provides, in the district plan, for activities that have a functional need to be located within an area of natural character. Farmland is intrinsically part of the natural character and will assist in its preservation and protection from inappropriate subdivision, use and development. It appears to the submitter that the Council has taken the approach that all existing activities will adversely impact on areas of natural character without considering that these areas may be located on private property and have existing activities occurring in them.  [Refer to original submission for full reason]	1. Amend <b>NATC - Natural Character</b> Chapter overview by adding a sentence that recognise that some activities will have a functional need to be located within an area of natural character; AND 2. Any consequential amendments.
Federated Farmers	182.113	NATC - Natural Character	Objectives	NATC-O1 Protection of natural character	Supports the retention of the objective as written under section 6(a) of the Resource Management Act 1991 which requires the protection of natural character from inappropriate subdivision, use, development.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.114	NATC - Natural Character	Policies	NATC-P1 Natural character values	Supports this policy. Considers it is important that natural character values are protected and recognized. Many farmers around the district recognise this as well through land management on their properties.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.115	NATC - Natural Character	Policies	NATC-P2 Restoration and enhancement	Supports this policy. Considers it is important that these sites are restored and enhanced to protect the natural character of the area.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.116	NATC - Natural Character	Policies	NATC-P3 Incentives	Considers it is important that council recognises the role private landowners have had in the management of these areas of natural character, before council started regulating it. Incentives do not go far enough for private landowners and thinks that a rates relief would be more beneficial than having expert advice. Supports including incentives to farmers, for doing the right thing.  [Refer to original submission for full reason]	1. Amend <b>NATC-P3 Incentives</b> as follows: <b>NATC-P3</b> <i>Encourage and support the restoration and enhancements of the natural character values through such measures as:</i> <i>1. [...]; and/or</i> <i>2.[...]; and/or</i> <i>3. proving expert advise;</i> <i>4. providing significant rates relief.</i>

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						AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.117	NATC - Natural Character	Policies	NATC-P5 Anticipated activities in riparian margins	Seeks that the policy have a wider scope, that would allow for the grazing/mowing of grasses to reduce the fire risk and other exotic species which suppress biodiversity, providing cover for predators. Concern that the council is only providing for earthworks, when vegetation clearance is an anticipated process in relation to the maintenance and repair of fences, tracks etc.  [Refer to original submission for full reason]	Amend <b>NATC-P5 Anticipated activities in riparian margins</b> as follows: <i>Provide for activities in riparian margins which are appropriate for safety, enhancement, wellbeing or customary reasons, by enabling:</i> 1. [...] 2. <i>vegetation clearance to remove pest <u>and/or exotic</u> species;</i> [...] 5. <i><u>Vegetation clearance and</u> earthworks that are for the purpose of maintenance and repair of existing fences, tracks [...]</i>  AND Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.118	NATC - Natural Character	Rules	General	Supports the NATC rules proposed and seeks to retain them as written. Commends the council for finding a balance of between conservation and also current land uses working alongside one another in this chapter.	1. Retain as notified;  OR 2. Wording with similar effect.
Federated Farmers	182.119	NATC - Natural Character	Rules	NATC-R4 Construction of fences	Submitter asks the Council to clarify NATC-R4 PER-1, which states 'the fence is a post and wire fence only'. The submitter would like clarity to see if this includes rabbit-proof netting as well.	Amend <b>NATC-R4 Construction of fences Riparian margin</b> to provide better clarity as to what a post and wire fence includes.
Federated Farmers	182.120	NFL - Natural Features and Landscapes	Natural features and landscapes	General	Supports the protection of outstanding natural features and landscapes, but considers that this must be done through the appropriate identification of the features and landscapes as well as with consultation with the impacted landowners who are protecting such areas. Strongly opposes placing restrictions on farming activities within outstanding natural landscapes and features. Farming activities are appropriate land use activities that still preserve the character and amenity value of such areas of significance.  [Refer to original submission for full reason]	1. Amend the <b>NFL - Natural Features and Landscapes</b> overview to recognise and acknowledge the role that landowners have played and still play in the preservation of outstanding natural landscapes and features. 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.121	NFL - Natural Features and Landscapes	Objectives	NFL-O1 Outstanding Natural Features and Outstanding Natural Landscapes	Supports the objective.	1. Retain as notified;  OR 2. Wording with similar effect;  AND 3. Any consequential amendments.
Federated Farmers	182.122	NFL - Natural Features and Landscapes	Objectives	NFL-O2 Visual Amenity Landscapes	Supports the objective.	1. Retain as notified;  OR 2. Wording with similar effect;  AND

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Federated Farmers	182.123	NFL - Natural Features and Landscapes	Policies	NFL-P1 Identification of Outstanding Natural Features, Outstanding Natural Landscapes and Visual Amenity Landscapes	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.124	NFL - Natural Features and Landscapes	Policies	NFL-P2 Enabling appropriate use and development	Considers the council should not be able to cease intensive primary production in a VAL or outstanding natural features or landscape from continuing. Council should note especially if the landscape still merits the classification.	1. Amend NFL-P2 Enabling appropriate use and development as follows: <i>Enable certain activities in Visual Amenity Landscapes, Outstanding Natural Features and Outstanding Natural Landscapes, including existing <del>non-intensive</del> primary production, small scale earthworks...</i> [...] AND 2. Any consequential amendments.
Federated Farmers	182.125	NFL - Natural Features and Landscapes	Policies	NFL-P3 Maintaining and enhancing Visual Amenity Landscapes	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.126	NFL - Natural Features and Landscapes	Policies	NFL-P4 Protecting Outstanding Natural Features and Outstanding Natural Landscapes	Considers the policy needs to focus on mitigating inappropriate subdivision, use and development within the two layers while recognising certain activities can occur as long as they are appropriate for the areas, within reason.	1. Amend <b>NFL-P4</b> to achieve consistency with section 6 of the RMA and to recognise the need to allow appropriate subdivision, use and development; AND 2. Amend <b>NFL-P4</b> as follows: <b><i>NFL-P4 Protecting Outstanding Natural Features and Outstanding Natural Landscapes</i></b> <i>Avoid Mitigate inappropriate</i> subdivision, use and development within outstanding natural features and outstanding natural landscapes, <i>within reason, not to stifle development</i> that area not provided in NFL-P2, unless it: [...] OR 3. Wording to similar effect. AND 4. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.127	NFL - Natural Features and Landscapes	Rules	NFL-R1 Buildings, structures (other than fences) and irrigators and associated earthworks	Supports NFL-R1 in part, but PER-2 creates unnecessary regulation for farmers. The addition of water management and allocation in their farm plans would be more beneficial and that farm plans already take into consideration the natural features and landscapes when planning for stock. For some farms a blanket ban would affect a whole farm operation and	Amend <b>NFL-R1</b> as follows: <b><i>NFL-R1 Buildings, structures (other than fences) and irrigators and associated earthworks</i></b> <b><i>ONF overlay</i></b> <b><i>ONL overlay</i></b>

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					its existing use.	<p><b>Activity Status: Permitted</b></p> <p><b>Where</b></p> <p><b>PER-1</b></p> <p>The building or structure is either:</p> <ol style="list-style-type: none"> <li>1. a farm building or structure associated with an existing <del>non-intensive</del> primary production, including residential units permitted in the applicable zones, and including earthworks associated with the building/structure; or</li> <li>2. a public amenity building, including earthworks associated the building; or</li> </ol> <p><b>PER-2</b></p> <p><del>The structure is an irrigator that is not a travelling, mobile or pivot irrigator; and</del></p> <p><b>PER-3</b></p> <p><del>The activity does not require the clearance of any indigenous vegetation.</del></p> <p><b>PER-4_2</b></p> <p>NFL-S1, NFL-S2, NFL-S3, NFL-S4 and NFL-S5 are complied with</p> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.128	NFL - Natural Features and Landscapes	Rules	General	Supports NFL-R2 to NFL-R10	<ol style="list-style-type: none"> <li>1. Retain <b>NFL-R2 to NFL-R10</b> as notified;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. Wording with similar effect;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>3. Any consequential amendments.</li> </ol> <p>[NB: Specific submission made on NFL-R2, NFL-R4, NFL-R5, NFL-R6 and NFL-R8 with different relief sought]</p>
Federated Farmers	182.129	NFL - Natural Features and Landscapes	Rules	NFL-R2 Earthworks not listed in NFL-R1 , NFL-R3 or NFL-R4	Considers NFL-R2, 2 VAL overlay is very similar to that already outlined in the previous chapter. VAL (amenity landscapes) are a matter that is covered within s7(c) of the RMA. These are matters that councils shall have particular regard to. However not a matter deemed to be of national significance as applied to outstanding natural features and landscapes. Planting restrictions for these secondary landscapes should not be provided with similar levels as that is provided for outstanding natural features and landscapes in this proposed district plan.	<ol style="list-style-type: none"> <li>1. Delete <b>NFL-R2. 2 for VAL overlay.</b></li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>2. Any consequential amendments required as a result of the relief sought.</li> </ol>
Federated Farmers	182.130	NFL - Natural Features and Landscapes	Rules	NFL-R4 Construction of fences, including earthworks	Clarify in NFL-R4 PER 1, whether a post and wire fence includes netting. Netting fences are used for deer but also used for pest proofing land from rabbits and wallabies.	<ol style="list-style-type: none"> <li>1. Amend <b>NFL-R4 Construction of fences, including earthworks</b> to provide clarification whether post and wire fencing includes netting;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>2. Any consequential amendments.</li> </ol>
Federated Farmers	182.131	NFL - Natural Features and Landscapes	Rules	NFL-R5 Tree planting, other than plantation	Concerns there are no provisions for the planting of shelterbelts. Given that outstanding natural landscapes include the Rangitata catchment where there are fierce nor westers, it	<ol style="list-style-type: none"> <li>1. Amend <b>NFL-R5 Tree planting, other than plantation</b> to allow shelterbelts as a permitted activity in the ONFL overlay;</li> </ol>

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				forestry	is concerning council is not providing for shelterbelts that prevent soil erosion and are important for animal welfares. Requiring a consent for planting of shelterbelts is inappropriate, especially as existing primary production is enabled as per Policy 2.	AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.132	NFL - Natural Features and Landscapes	Rules	NFL-R6 Primary production not listed in the Rules section of this chapter	Considers that NFL-R6 PER-2 does not allow primary production to adopt new technology or innovation or adapt to changing market patterns and customer preferences. It also stifles the ability of landowners to respond to and become more resilient against other factors such as climate change. It locks in the current farming practice. Normal primary production activities should be able to continue without over-regulation. Having a status as either permitting or non-complying is disproportionate. Restricted Discretionary would be more reasonable.  [Refer to original submission for full reason]	1. Delete <b>NFL-R6</b> . AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.133	NFL - Natural Features and Landscapes	Rules	NFL-R8 New roads, farm tracks and walking and cycling tracks	Considers that farm tracks have much less impact on the landscape than a new road, walking/cycle track. If farm tracks do remain in this rule, then VAL's and ONFs and ONLs receiving the same level of protection. Farm tracks in VAL's should be permitted, at the most, controlled.	1. Amend the rule title of <b>NFL-R8</b> as follows: <b><i>NFL-R8 New roads, <del>farm tracks</del> and walking and cycling tracks;</i></b> OR 2. amend wording so it has the same intent; AND 3. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.134	NFL - Natural Features and Landscapes	Standards	NFL-S3 Proximity of new residential units, farm buildings and structures to existing buildings	Considers the council has a role to manage the effects of buildings on landscapes, not confining them to one location. The plan should acknowledge farming and enable activities. The submitter thinks TDC could adopt the Queenstown Lakes District Plan [example provided in original submission].	1. Delete <b>NFL-S3</b> ; OR 2. Amend to follow the approach of QLDC 21.2.1 Objective and 21.2.1.2. AND 3. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.135	PA - Public Access	Introduction	General	Considers that landowners should not be compelled to always provide access across what is essentially their business and home. Many rural landowners already have unwelcome trespassers, some with dogs, that are disruptive to their farming operations, create security issues for themselves and their stock, have put themselves into dangerous situations, or created nuisance effects like littering or human waste. It is appropriate and legal to limit access across private property when this access will be unsafe or will disrupt farming activities.  [Refer to original submission for full reason]	1. Amend the <b>Public Access</b> chapter overview so that it addresses the issue of public access across private property and the need to ensure that this access is provided with the agreement of the landowner where it is practicable to provide that access; AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.136	PA - Public Access	Objectives	PA-O1 Public access	Supports objective PA-O1.	1. Retain as notified; OR 2. Wording with similar effect;



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						AND 3. Any consequential amendments.
Federated Farmers	182.137	PA - Public Access	Objectives	New	Private property rights as well as the additional impacts public access may also have on the amenity value of selected landscapes and areas. The landowner's private property rights are a key area of focus which needs to be considered within this chapter.	1. Add a new policy to the <b>PA-Public Access</b> Chapter as follows: <b><u>PA-OX</u></b> <i><u>Practical and safe public access to and along the margins of lakes and rivers and the coastal environment is provided in a way that respects private property and does not result in adverse effects on natural character, landscape, indigenous biodiversity, historical heritage, or cultural values.</u></i> OR 2. Wording to similar effect AND 3. Any consequential amendments.
Federated Farmers	182.138	PA - Public Access	Policies	PA-P1 Benefits of public access	Supports the policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.139	PA - Public Access	Policies	PA-P2 Requirements for public access	Supports the policy.	1. Retain as notified; OR Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.140	PA - Public Access	Policies	PA-P3 Design and construction of public access	Supports the policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.141	PA - Public Access	Policies	New	Considers the policies of this chapter should include private property as a consideration when providing public access to ensure that it does not cause damage or create security risks. The provision of public access also provides for weed incursions which are of particular concern with Chilean Needle Grass and Yellow Bristle Grass now in the region, which can create significant damage to livestock welfare and pasture quality.	1. Add a new policy to the <b>PA-Public Access</b> Chapter as follows: <b><u>PA-PX Public education</u></b> <i><u>Provide information and education to the public regarding where public access is available, and that access over private land is only by the permission of the landowner.</u></i> OR 2. Wording with similar effect; AND 3. Any consequential amendments.

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Federated Farmers	182.142	VS - Versatile Soil	General	General	Supports the chapter as drafted for the proposed district plan. It is important that council has recognised versatile soils in the primary industry and its needs.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.143	SUB - Subdivision	Introduction	General	<p>Subdivision should provide for managed growth in rural communities and allow that farmers undertake small lot subdivision to provide for farm succession, dispose of surplus dwellings and for providing on-farm accommodation for employees. There should be acknowledgement that well managed growth in rural communities provides for diversity and vibrancy in rural areas, sustains essential community infrastructure, and provides employment flexibility and opportunities.</p> <p>One major concern with subdivision in rural areas is the issue of reverse sensitivity. Rural residential activities are often incompatible with rural production activities. Federated Farmers advocates for reverse sensitivity protection for rural land use so that the introduction of residential activities in rural areas will not negatively impact on the current use of rural land for production purposes. Federated Farmers wants to ensure that any objectives, policies, and relevant rules consider and mitigate the potential for reverse sensitivity issues to arise, where practical.</p> <p>[Refer to original submission for full reason]</p>	<p>1. Amend the <b>SUB - Subdivision</b> overview to:</p> <ul style="list-style-type: none"> <li>a) acknowledge the need for growth of rural communities; and</li> <li>b) address in detail the issue of reverse sensitivity in the rural environment and clearly sets out why the issue needs to be acknowledged and addressed.</li> </ul> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.144	SUB - Subdivision	Objectives	All	Support the recognition of highly productive land and the reverse sensitivity issues that arise from subdivision in rural areas.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	<del>182.145</del>				Submission point deleted due to duplication, refer submission point 182.144.	1. Refer submission point 182.144.
Federated Farmers	<del>182.146</del>				Submission point deleted due to duplication, refer submission point 182.144.	1. Refer submission point 182.144.
Federated Farmers	<del>182.147</del>				Submission point deleted due to duplication, refer submission point 182.144.	1. Refer submission point 182.144.
Federated Farmers	<del>182.148</del>				Submission point deleted due to duplication, refer submission point 182.144.	1. Refer submission point 182.144.
Federated Farmers	182.149	SUB - Subdivision	Policies	SUB-P1 Subdivision	Supports this policy.	1. Retain as notified; OR

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Federated Farmers	182.150	SUB - Subdivision	Policies	SUB-P2 Subdivision of land within sensitive environments	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.151	SUB - Subdivision	Policies	SUB-P3 Disruptive Subdivision	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.152	SUB - Subdivision	Policies	SUB-P4 Quality of the environment and amenity	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.153	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.154	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.155	SUB - Subdivision	Policies	SUB-P7 Esplanade reserves and strips	Concerns around the right of public access. The landowner should not be compelled by the District Plan to always provide access across what is essentially their business and home.	1. Amend <b>SUB-P7 Esplanade reserves and strips</b> to: <ul style="list-style-type: none"> <li>a) address the issue of public access across private property; and</li> <li>b) ensure that this access is provided with the agreement of the landowner; and</li> <li>c) provide access to public land, only if access cannot be gained through public land in a safe manner.</li> </ul> AND 2. Any consequential amendments required as a result of the relief sought.

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Federated Farmers	182.156	SUB - Subdivision	Policies	SUB-P14 Rural allotments	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.157	SUB - Subdivision	Policies	SUB-P15 Rural Lifestyle Zone	Supports this policy.	1. Retain as notified; OR Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.158	SUB - Subdivision	Rules	SUB-R1 Boundary adjustment	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.159	SUB - Subdivision	Rules	SUB-R2 Subdivision that creates new allotments solely for the purpose of network utilities, the national grid or roads	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.160	SUB - Subdivision	Rules	SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.161	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Considers the 40ha requirement is overly limiting and would require farmers to sacrifice more productive land for subdivision. This will leave less productive farmland on the working farm and more productive land on a smaller lifestyle property. [Refer to original submission for full reason]	1. Amend <b>SUB-S1 Allotment sizes and dimensions</b> from a minimum allotment size for rural production land from 40ha to 20ha. AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.162	SUB - Subdivision	Standards	SUB-S2 Stormwater treatment, catchment and disposal	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.

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Federated Farmers	182.163	SUB - Subdivision	Standards	SUB-S3 Water supply	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.164	SUB - Subdivision	Standards	SUB-S4 Wastewater disposal	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.165	SUB - Subdivision	Standards	SUB-S5 Electricity supply and telecommunications	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.166	SUB - Subdivision	Standards	SUB-S6 Vehicular Access	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.167	SUB - Subdivision	Standards	SUB-S7 Roads, cycleways and pedestrian access	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.168	SUB - Subdivision	Standards	SUB-S8 Esplanade reserves and strips	Supports this standard.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.169	CE - Coastal Environment	General	General	Considers it is important that the PDP provides for everyday agricultural activities to occur in the coastal environment. Considers it is appropriate to delete areas of high natural character and reference to this area deleted from this section because Council would still meet its obligations under the NZCPS as well as the Regional Policy Statement.	1. Delete all references to <b>Coastal High Character Areas</b> in the <b>Coastal Environment</b> Chapter. AND 2. Any consequential amendments required as a result of the relief sought.

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					[refer to original submission for full details].	
Federated Farmers	182.170	Planning Maps	Coastal High Natural Character Areas overlay		Considers it is important that the PDP provides for everyday agricultural activities to occur in the coastal environment. Considers it is appropriate to delete areas of high natural character and reference to this area deleted from this section because Council would still meet its obligations under the NZCPS as well as the Regional Policy Statement. [refer to original submission for full details].	Delete the <b>Coastal High Character Areas</b> overlay.
Federated Farmers	182.171	CE - Coastal Environment	Objectives	General	Supports the objectives of this Chapter.	<ol style="list-style-type: none"> <li>1. Retain the objectives of the <b>CE -Coastal Environment</b> Chapter as notified; OR</li> <li>2. Wording with similar effect; AND</li> <li>3. Any consequential amendments.</li> </ol> [NB: TDC staff noticed general point made to the CE chapter with different relief sought]
Federated Farmers	182.172	CE - Coastal Environment	Rules	CE-R13 Primary production not otherwise specified in this Chapter	<p>Existing farming activities and farmland located in these overlays within the Coastal Environment must be permitted to continue. The PDP should provide for existing, lawfully established farming activities to continue.</p> <p>It is not appropriate for the district plan not to provide for existing, lawfully established farming activities to continue in the coastal environment. It is important to ensure that existing farmland is preserved and allowed to continue for future generations with a balance needing to achieve with the maintenance of the existing values formed by the coastal area.</p> <p>[refer to original submission for full details].</p>	<ol style="list-style-type: none"> <li>1. Amend <b>CE-R13 Primary production</b> to provide for existing farming activities (including farm quarries) and farmland as permitted activities within the Coastal Environment;</li> </ol> AND <ol style="list-style-type: none"> <li>2. Any consequential amendments required as a result of the relief sought.</li> </ol>
Federated Farmers	182.173	EW - Earthworks	Objectives	General	Supports the objectives this Chapter.	<ol style="list-style-type: none"> <li>1. Retain the objectives of the <b>EW -Earthworks</b> Chapter as notified;</li> </ol> OR <ol style="list-style-type: none"> <li>2. Wording with similar effect;</li> </ol> AND <ol style="list-style-type: none"> <li>3. Any consequential amendments.</li> </ol>
Federated Farmers	182.174	EW - Earthworks	Policies	General	Supports the policies of this Chapter.	<ol style="list-style-type: none"> <li>1. Retain the policies of the <b>EW -Earthworks</b> Chapter as notified;</li> </ol> OR <ol style="list-style-type: none"> <li>2. Wording with similar effect;</li> </ol> AND <ol style="list-style-type: none"> <li>3. Any consequential amendments.</li> </ol>
Federated Farmers	182.175	EW - Earthworks	Rules	General	Supports the rules of this Chapter.	<ol style="list-style-type: none"> <li>1. Retain the rules of the <b>EW -Earthworks</b> Chapter as notified;</li> </ol> OR <ol style="list-style-type: none"> <li>2. Wording with similar effect;</li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						AND 3. Any consequential amendments.
Federated Farmers	182.176	EW - Earthworks	Standards	EW-S1 Areas	Amend the maximum earthwork thresholds for EW-S1 (the rural production zone) to 5000m <sup>3</sup> in volume and 2500m <sup>2</sup> in area for all earthworks undertaken on a site in a single calendar year.	1. Amend <b>EW-S1 Areas</b> to increase of the proposed maximum volume to 5000m <sup>3</sup> and maximum area of 2500m <sup>2</sup> for the rural production zones; AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.177	EW - Earthworks	Standards	EW-S5 Earthworks in proximity of the National Grid [...]	Supports in part the EW-S5 but considers the 12 m setback is over-regulatory.	1. Amend <b>EW-S5 Earthworks in proximity of the National Grid...</b> as follows: [...] 2. <i>Earthworks within <del>12</del> 8 metres of the centre line of a 110kV or a 220kV National Grid transmission line or within 10 metres of the centre line of a 66kV transmission line must:</i> [...] AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.178	LIGHT - Light	Policies	LIGHT-P1 Appropriate artificial outdoor lighting	Amend LIGHT-P1 to give primary production the ability to function when required to use lighting to aid in primary production purpose. These could include harvesting, dairy sheds to maintain a health and safety for both animals and workers.	1. Amend <b>LIGHT-P1 Appropriate artificial outdoor lighting</b> as follows: <i>Provide for lighting appropriate to its environment that:</i> [...]; <i>and</i> <i>6. activities associated with primary production.</i> AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.179	NOISE - Noise	Rules	NOISE-R1 Activities generating noise not otherwise specified in the Rules section	Supports the intent of rule NOISE-R1. However, seeks clarification on the exceptions listed in performance standard PER-2. The district plan needs to provide for the continuance of existing, lawfully established activities such as farming. [Refer to original submission for full reason]	1. Amend <b>NOISE-R1</b> to: a) clarify the application of the third exception under PER-2 and how the Council intends to apply and enforce this exception; b) Amend the definition of <b>farming</b> to include aircraft and helicopter movements where these are being used for operations as a part of farming on rural airstrips and landing areas; AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.180	GRUZ - General Rural Zone	General	General	Considers the PDP plan has strayed into private property rights through dictating what can and cannot be done on rural production land. Farmers undertake low impact subdivision for a variety of reasons. The proposed chapter has taken away any flexibility for farmers to subdivide their land for specific purposes without undermining the primary production or life-style value of the remaining land. [Refer to original submission for full reason]	1. Amend (or create a new) overview, objectives, policies, rules, and standards in the <b>GRUZ - General Rural Zone</b> chapter to: a) recognise and provide for private property rights; b) allow landowners to subdivide land for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters) AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.181	GRUZ - General Rural Zone	Objectives	GRUZ-O1 Purpose of the General Rural Zone	Supports the objective.	1. Retain as notified; OR 2. Wording with similar effect.

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Federated Farmers	182.182	GRUZ - General Rural Zone	Objectives	GRUZ-O2 Character and qualities of the General Rural Zone	Supports the objective.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.183	GRUZ - General Rural Zone	Objectives	GRUZ-O3 Protecting primary production	Supports the objective.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.184	GRUZ - General Rural Zone	Objectives	GRUZ-O4 Protecting sensitive activities and sensitive zones	Supports in part GRUZ-O4, but bureaucracy cannot be placed on private landowners without proper remuneration for the land being retired or lost as a result from existing primary production use. Also seek to make minor amendments to this objective to better represent the rural zone.	1. Amend <b>GRUZ-04 Protecting sensitive activities and sensitive zones</b> as follows: <i>Intensive primary production, mining, quarrying and other intensive activities generates no or minimal adverse effects on:</i> 1. <i>sensitive activities; and</i> 2. <i>land close to Residential, Rural settlement, Māori Purpose and Open space zones, <u>unless the existing activities still occur.</u></i> AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.185	GRUZ - General Rural Zone	Objectives	GRUZ-O5 Mining and quarrying	Supports the objective.	None specified.
Federated Farmers	182.186	GRUZ - General Rural Zone	Objectives	GRUZ-O6 Conservation activities	Supports the objective.	None specified.
Federated Farmers	182.187	GRUZ - General Rural Zone	Policies	GRUZ-P1 Primary production activities	Supports GRUZ-P1 but it should go further than simply allowing primary production and should enable it instead, as per the enabling intent of Section 5 of the RMA.	1. Amend <b>GRUZ-P1 Primary production activities</b> as follows: <i>Enable a range of primary production activities, where they:</i> 1. <i><del>allow</del> enable for the ongoing productive use of land for present and future generations; or</i> [...] AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.188	GRUZ - General Rural Zone	Policies	GRUZ-P2 Character and qualities of the General Rural Zone	Supports GRUZ-P2 it ensures the character and qualities of the general rural zone are protected from urban creep and development which could occur within the urban zone.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.189	GRUZ - General Rural Zone	Policies	GRUZ-P3 Small scale commercial activities	Considers this policy is important in making sure that development is in line with what occurs within the zone and will not affect the primary operations within the zone.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.190	GRUZ - General Rural Zone	Policies	GRUZ-P4 Emergency services facilities	Support. It is important for any sector of New Zealand to have proper access to emergency facilities. Many of these are supported by farmer volunteers.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.191	GRUZ - General Rural Zone	Policies	GRUZ-P5 Protecting primary production	Supports GRUZ-P5 but amend to go further than simply <i>avoiding</i> primary production and should <i>enable</i> it instead, as per the enabling intent of Section 5 of the RMA.	1. Amend <b>GRUZ-P5 Protecting primary production</b> as follows: <i>Manage sensitive activities in the zone to ensure:</i>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>1. they are located to <del>avoid</del> <u>enable management of</u> adverse effects on primary production.</p> <p>[...]</p> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.192	GRUZ - General Rural Zone	Policies	GRUZ-P6 Mining and quarrying activities	Supports GRUZ-6 but it should go further, rather than putting landowners off using their land as a diversification of income for the district, we should enable such production, as per enabling intent of Section 5 of the RMA.	<p>1. Amend <b>GRUZ-P6 Mining and quarrying activities</b> as follows:</p> <ol style="list-style-type: none"> <li>1. <i>Enable small scale quarry activities (up to 2,000m<sup>2</sup>), subject to requirements to protect the environment and sensitive activities;</i></li> <li>2. <i>Only allow mining and other quarry activities in the General rural zone where:</i> <ol style="list-style-type: none"> <li>a. <i>adverse effects on sensitive environment and sensitive activities are <del>avoided</del> <u>managed</u>, or if <u>avoidance management</u> is not possible minimised; and</i></li> <li>b. <i>adverse effects on primary production and other activities are managed in accordance with appropriate management plans; and</i></li> <li>c. <i>vehicle access is suitable and safe, and traffic generation can be safely and efficiently accommodated by the surrounding road network; and</i></li> <li>d. <i>adverse effects on protected rock art and archaeological sites are <del>avoided</del> <u>minimised</u>; and</i></li> <li>e. <del><i>adverse effects on local character and qualities are minimised; and</i></del></li> <li>f. <i>sites are progressively rehabilitated to enable the establishment of a land use consistent with the surrounding area.</i></li> </ol> </li> </ol> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.193	GRUZ - General Rural Zone	Policies	GRUZ-P7 Industrial activities, rural industries and other activities	Supports with amendments to 'enable' primary production.	<p>1. Amend <b>GRUZ-P7 Industrial activities, rural industries and other activities</b> as follows:</p> <p><i>Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:</i></p> <ol style="list-style-type: none"> <li>a. <i>the activity</i> <ol style="list-style-type: none"> <li>i. <i>was legally established use not permitted in the zone; or</i></li> <li>ii. <i>supports <u>and enables</u> primary production <u>functions</u>; or</i></li> <li>iii. <i>has a functional or operational need for the activity to locate within the Zone; and</i></li> </ol> </li> </ol> <p>[...]</p> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.194	GRUZ - General Rural Zone	Policies	GRUZ-P8 Residential activities (not including workers accommodation listed in GRUZ-P9)	Supports GRUZ-P8 with amendments to encourage farmers to diversify the income streams from their land, in order to better accommodate the changed environment they work in. Farmers need to be able to subdivide land to create revenue streams and also for generational use on the land.	<p>1. Amend <b>GRUZ-P8 Residential activities (not including workers accommodation listed in GRUZ-P9)</b> as follows:</p> <p><i>Provide for residential activities in the General rural zone where:</i></p> <ol style="list-style-type: none"> <li>1. <i>fragmentation of rural land for non-primary production activities is <del>avoided</del> <u>managed</u>; and</i></li> <li>2. <i>the character and qualities of the General rural zone are maintained; and</i></li> </ol>

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						<p>3. the requirements of GRUZ-P5 are met; and</p> <p>4. any minor residential unit is ancillary and subordinate to the site's principal residential unit.</p> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.195	GRUZ - General Rural Zone	Policies	GRUZ-P9 Workers accommodation	Supports this policy. Considers It is important for landowners who require staffing for their land to have the ability to properly care for and enable people to move to prospective employment where housing may be an issue.	<p>1. Retain as notified;</p> <p>OR</p> <p>2. Wording with similar effect.</p>
Federated Farmers	182.196	GRUZ - General Rural Zone	Rules	GRUZ-R1 Primary production and intensive primary production, not otherwise listed in this chapter	Considers the permitted activity classification for rural produce retail appropriate but questions the 30m setback from internal boundaries in GRUZ-R1 PER-1. d PER-1 for this to be set back a minimum of 30m from any internal boundaries. Stands and stalls for farm produce need to be located where they are visible from the road. A 30m setback is onerous and unrealistic.	<p>1. Amend <b>GRUZ-R1 Primary production and intensive primary production, not otherwise listed in this chapter</b> by:</p> <ol style="list-style-type: none"> <li>Deleting the 50m and 200m setback requirement from PER-3 and PER-4 of rule GRUZ-R1;</li> <li>If the Council is not inclined to accept the relief outlined in above, reduce the setback from 30m to 5m.</li> </ol> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.197	GRUZ - General Rural Zone	Rules	GRUZ-R2 Pig production for domestic self-subsistence home use	Opposes GRUZ-R2 which put landowners off the diversification of their income streams. A 100m boundary is not proposed under many district plans, which have a 50m boundary. Considers the council should be in line with what is already occurring in industry. [refer to original submission for full details].	<p>1. Amend <b>GRUZ-R2 Pig production for domestic self-subsistence home use</b> as follows:</p> <p>[...]</p> <p><b>PER-1</b> <i>The pigs are for the subsistence of the people residing on the site; and are not sold to anyone not residing on the site; and</i></p> <p><b>PER-2</b> <i>There are no more than <del>six</del> twenty five pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; or</i></p> <p><b>PER-3</b> <i>There is <del>between 7 and</del> 25 pigs on the site and the pigs are setback a minimum distance of:</i> <i>(a) 50m of a building containing an existing sensitive activity on a separate site under different ownership; and</i> <i>(b) <del>100m</del> 50m of the boundary with a Residential, Rural Lifestyle, Rural Settlement, Māori Purpose or Open Space Zone.</i></p> <p>AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>
Federated Farmers	182.198	GRUZ - General Rural Zone	Rules	GRUZ-R3 Keeping of poultry for domestic self-subsistence home use	Supports GRUZ-R3 but considers PER-4 is over prescriptive and creates regulation that is not in line with is being proposed with other district councils in their plans. 100m is over prescriptive, where most councils ask for 25-50m from boundary fences. This rule would severely restrict small	<p>1. Amend <b>GRUZ-3 Keeping of poultry for domestic self-subsistence home use</b> as follows:</p> <p>[...]</p> <p><b>PER-4</b> <i>No roosters are kept within <del>100m</del> 25-50m from the notional boundary of an existing sensitive</i></p>

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					farmland blocks.	activity on a separate site under different ownership. AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.199	GRUZ - General Rural Zone	Rules	GRUZ-R10 Conservation activities	Requests the inclusion of recognition of agricultural conservation activities through the use of aviation. Farmers hold intergenerational views and conservation is a way to ensure their land is protected, left in a better state for future generations to enjoy.	1. Amend <b>GRUZ-R10 Conservation activities</b> follows: <b>GRUZ-R10</b> [...] <b>PER-1</b> Land, buildings and structures are used for: <ul style="list-style-type: none"> <li>• Preservation, protection, restoration, promulgation or enhancement of indigenous species or habitats of indigenous fauna; or</li> <li>• pest control; or</li> <li>• conservation education; or</li> <li>• observation or surveying; or</li> <li>• <u>agricultural aviation conservation</u></li> <li>• walking tracks, board walks, pedestrian bridge.</li> </ul> AND 2. Any consequential amendments required as a result of the relief sought
Federated Farmers	182.200	GRUZ - General Rural Zone	Rules	GRUZ-R12 Rural produce retail	Supports the policy with amendments. A setback of 10m as too prescriptive is not obtainable on all highways and byways of the district. It is important that council enables the conditions of growth for these stalls and not stifle.	1. Amend <b>GRUZ-R12 Rural produce retail</b> as follows: [...] <b>PER-1:</b> The retail area has a maximum gross floor area of 100m <sup>2</sup> and is set back a minimum of <del>10m</del> <u>8m</u> from a road boundary, <u>where deemed safe</u> ; and [...] AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.201	GRUZ - General Rural Zone	Rules	GRUZ-R14 Use of airstrips and helicopter landing sites	Oppose GRUZ-R14. Supports the submission by the New Zealand Agricultural Aviation Association to delete PER-1 and PER- 2 and replace with alternative wording. The definition needs to support the permitted activity defined in the rule. Support of PER-3.	1. Amend <b>GRUZ-14 Use of airstrips and helicopter landing sites</b> as follows: <b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> <i>The flights are for emergency purposes such as medical evacuations, search and rescue, firefighting or civil defence; or</i>  <b>PER-2</b> <i>The use is for primary production including spraying, stock management, fertiliser application or frost protection for:</i>

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						<p><del>1.—a maximum of seven days within any three month period where the airstrip or helicopter landing site is setback between 500m-1,000m from:</del></p> <p><del>a.—any Residential zone; and</del></p> <p><del>b.—the notional boundary of a building containing a noise sensitivity activity, not located on the site of the airstrip or helicopter land site; or</del></p> <p><del>2.—the airstrip or helicopter landing site is setback greater than 1,000m from:</del></p> <p><del>a.—any Residential zone; and</del></p> <p><del>b.—the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site; or</del></p> <p><b><u>PER-1</u></b></p> <p><u>Agricultural aviation activities of the purpose of primary production or conservation on a seasonal temporary or intermittent basis for a period up to 30 days in any 12 month period or 315 aircraft hours (whichever is greater).</u></p> <p><b><u>PER-3 2</u></b></p> <p>Take offs or landings must not exceed 10 per month; and the airstrip or landing site is setback a minimum of 500m from:</p> <ol style="list-style-type: none"> <li>any Residential zone; and</li> <li>the notional boundary of a building containing a noise sensitive activity not located on the site of the airstrip or helicopter land site.</li> </ol> <p><u><b>Aircraft</b> means, any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth.</u></p> <p><u><b>Agricultural aviation activity</b> means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production, biosecurity, or biodiversity purposes including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's)</u></p> <p><u><b>A "Day"</b> as it relates to agricultural aircraft activities means 10.5 hours aircraft hours conducted between the beginning of civil morning twilight (MCT) and the end of civil evening twilight (ECT).</u></p> <p><u><b>NOTE.</b> A day is defined in the Civil Aviation rules as: the hours between—</u></p> <p><u>(1) the beginning of morning civil twilight, which is when the centre of the rising sun's disc is 6 degrees below the horizon; and</u></p> <p><u>(2) the end of evening civil twilight, which is when the centre of the setting sun's disc is 6 degrees below the horizon.</u></p> <p><b>Activity status where compliance not achieved: Discretionary</b></p> <p>AND</p> <ol style="list-style-type: none"> <li>Any consequential amendments required as a result of the relief sought.</li> </ol>
Federated Farmers	182.202	GRUZ - General Rural Zone	Rules	GRUZ-R15 Shelterbelts	Considers GRUZ-R15 very specific and detailed, overly prescriptive for a minor effect and an activity that is already regulated under Property Law Act. The policy restricts that matter to shading of property and roads, so the rule must only	<ol style="list-style-type: none"> <li>Delete <b>GRUZ-R15 Shelterbelts</b>;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>Any consequential amendments required as a result of the relief sought.</li> </ol>

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					be for this purpose. Farm shelterbelts will be restricted, meaning farmers will not be able to provide shade and shelter for livestock welfare.	
Federated Farmers	182.203	GRUZ - General Rural Zone	Rules	GRUZ-R16 Quarries and quarrying activities [...]	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.204	GRUZ - General Rural Zone	Rules	GRUZ-R18 Artificial crop protection structures	Supports GRUZ-R18 but urge council to be careful with permitting restricted discretionary activity such as shading on roads. This is covered in regulation already and does not need a double up.	1. Retain as notified; OR 2. Wording with similar effect.
Federated Farmers	182.205	GRUZ - General Rural Zone	Rules	GRUZ-R21 Rural industry	Supports farming activity being classified as a permitted activity.	1. Retain permitted activity classification status in <b>GRUZ-R21 Rural industry</b> as notified; OR 2. Wording with similar effect
Federated Farmers	182.206	GRUZ - General Rural Zone	Rules	GRUZ-R23 Expansion of existing consented quarries	Considers that farm quarries need to be clearly differentiated from industrial extractive quarries. Farm quarries are: small scale; the winnings are used on the property; the winnings not for sale but for personal use; used intermittently when needed; ancillary to existing farm land use; effects are contained within the property, which is different to commercial quarries. A definition that does not exclude farm quarries will behold them to the same level of regulation as a commercial quarry like Winstone Aggregates as if they have the same level of effects, which is inequitable and onerous	1. Amend <b>GRUZ-R23 Expansion of existing consented quarries</b> as follows: [...] <b>RDIS-1</b> <i>The entirety of the existing quarry operation has an existing land use consent from Timaru District Council <u>on all land, excluding farm quarries</u> and</i> [...] AND 2. Any consequential amendments required as a result of the relief sought.
Federated Farmers	182.207	RLZ - Rural Lifestyle Zone	General	General	Supports this Chapter.	1. Retain the <b>RLZ - Rural Lifestyle Zone</b> Chapter as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.208	RLZ - Rural Lifestyle Zone	Rules	RLZ-R16 Artificial crop protection structures	Supports GRUZ-R16 but urge council to be careful with permitting restricted discretionary activity such as shading on roads. This is covered in regulation already and does not need a double up.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.209	SETZ - Settlement Zone	General	General	Supports this Chapter.	1. Retain the <b>SETZ - Settlement Zone</b> Chapter as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.210	NOSZ - Natural Open	General	General	Supports this Chapter.	1. Retain <b>NOSZ - Natural Open Space Zone</b> Chapter as notified;

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		Space Zone				OR 2. Wording with similar effect; AND 3. Any consequential amendments.
Federated Farmers	182.211	OSZ - Open Space Zone	General	General	Supports this Chapter.	1. Retain <b>OSZ - Open Space Zone Chapter</b> as notified; 2. Wording with similar effect; AND 3. Any consequential amendments.
Canterbury Regional Council (Environment Canterbury)	183.1	General	General	General	Notes that a large number of rules in the plan use variable terminology to define floor areas of buildings, often with the term undefined, so that it is not clear what is being measured. It is necessary to review all references to size of buildings and consider whether a clear definition is required linking development to either the "building footprint" or "gross floor area", which are defined National Planning Standard terms, and then create exclusions from those terms within the rules if necessary.	Review the entire plan so all references to the size of buildings, link to either building footprint or gross floor area which are defined terms in the National Planning Standards.
Canterbury Regional Council (Environment Canterbury)	183.2	General	General	General	Notes throughout the whole plan, there are very few activities that propose to dispense with public or limited notification, whereas there are many activities where either public or limited notification is not warranted (for example, breach of outdoor living space provisions). It is recommended that all rules in the plan be considered as to whether limited or public notification can be dispensed with.	Review the entire plan and consider whether public or limited notification can be dispensed with where resource consent is required.
Canterbury Regional Council (Environment Canterbury)	183.3	General	General	General	Considers there are a number of inconsistencies across zones within the plan in terms of assessment criteria for activities. The assessment criteria should be drafted the same, unless there is a good reason not to, for the same activity.	Review all assessment criteria across the plan to ensure that the same assessment criteria for activities across different zones are consistent.
Canterbury Regional Council (Environment Canterbury)	183.4	General	General	General	Note across the whole plan, that references to "height" of buildings or structures do not make reference to where height is measured from (for example Open Space Zones and Rural Lifestyle Zone). Ensure that height for buildings and structures is measured from "ground level", which is a national planning standard term, with consistent expression of height rules across the plan.	Review all references to the height of buildings across the plan to ensure that height is measured from ground level, with consistent expression of height rules.
Canterbury Regional Council (Environment Canterbury)	183.5	General	General	General	A general submission on hazard mitigation works. The submitter has legal obligation to protect communities from the impacts of flood, erosion and poor drainage, which requires the integration of many "works" types, including structures, earthworks, and vegetation works.  Agreements for these "works" are recorded in the relevant Environment Canterbury Asset Management Plans. The delivery of these "works" is planned in accordance with the	1. Either:  Amend NH-R3-1 to reflect that this is an overarching permitted activity rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading;  OR:  Create a new rule to reflect the intent of this change;

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					Canterbury Regional Code of Practice for Defences Against Water and Drainage Schemes, which addresses the broad range of potential effects that need to be considered when planning this work. The Code of Practice requires annual works plans to be generated that identify any sensitive areas and particular work practices needed in to avoid or minimise any adverse effects.  [Refer original submission for full reason]	AND  2. Add an advisory note or heading note to vegetation clearance and earthworks rules including ECO-R5, NATC-R1-3 & CE R9 & R14 to make it clear that it is the Natural Hazards Rule and not these Rules that applies to existing public flood and erosion protection works operation, maintenance, repair, upgrading and replacement;  AND  3. Either(a) Change the "natural hazard mitigation works" terminology OR(b) Change the definition of "natural hazard mitigation works" in line with related submission on the definition.
Canterbury Regional Council (Environment Canterbury)	183.6	Definitions	Definitions	Overland Flow Path	Considers that the definition of Overland flow path is insufficiently clear, as all surface water will flow over land in a rain event on saturated ground. This term can be relied on for its natural meaning and does not require its own definition where referenced.	Delete the definition of <b>Overland Flow Path</b> .
Canterbury Regional Council (Environment Canterbury)	183.7	Definitions	Definitions	Liquefaction Awareness Area	The land within the liquefaction awareness area won't necessarily liquefy during an earthquake (in most cases it won't), but the sediments underlying these areas are such that there could be liquefiable sands and silts within them, and a site specific assessment is required to determine this.	Amend the definition of <b>Liquefaction Awareness Area</b> as follows:  <i>Liquefaction Awareness Area: means land <del>at-risk from</del> where liquefaction and lateral spreading is possible during an earthquake, but which requires site specific assessment to determine the <u>actual level of risk to property.</u></i>
Canterbury Regional Council (Environment Canterbury)	183.8	Definitions	Definitions	Significant Natural Area Or SNA	Considers definition of SNAs would only be consistent with the CRPS if all SNAs across the Timaru District had been mapped and listed in ECO-SCHED2, but this is not the case, so the definition should be amended to include Significant Natural Areas that meet the criteria of Schedule 3 but have not yet been mapped or listed in ECO-SCHED2.  [See original submission for full detail].	1. Replace the definition of <b>Significant Natural Area</b> as follows or with words to the same effect, so that all SNAs must meet the Appendix 3 criteria, but are not necessarily listed in ECO-SCHED2 &/or shown on the planning maps:  <i><u>Means areas of significant indigenous vegetation and significant habitats of indigenous fauna that meet the criteria for a SNA as described in APP5-Criteria for Identifying Significant Natural Areas. (While areas meeting one or more of the SNA criteria have not been comprehensively identified across the entire district, SNAs that have already been identified are shown on the Planning Maps and set out in ECO-SCHED2).</u></i>  OR  2. Amend the definition of <b>Significant Natural Area</b> follows:  <i>Means areas of significant indigenous vegetation and significant habitats of indigenous fauna:</i>  • <i>as shown on the Planning maps and</i>  • <i>as set out in ECO-SCHED2 <u>and/or</u></i>  • <i><u>that meet the criteria for a SNA as described in APP5 - Criteria for Identifying Significant Natural Areas.</u></i>
Canterbury Regional Council (Environment Canterbury)	183.9	Definitions	Definitions	Urban Development	Suggests drafting a new definition of urban development, as the current definition was developed to be specific to Kainga Ora and would pick up rural residential activities. The drafting should be in line with the definition of Urban in the CRPS and ensure that there is a clear delineation between urban, rural, and rural residential (rural lifestyle).  [See original submission for full detail].	Delete definition of <b>Urban Development</b> and replace as follows:  <b><u>Urban development</u></b>  <i><u>means development within an area zoned as a Residential Zone, Settlement Zone, Commercial and Mixed Use Zone, General Industrial Zone, or an Open Space Zone that is adjacent to the aforementioned zones. It also includes development outside of these zones which is not of a rural or rural-lifestyle character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. For the avoidance of doubt, it does not include the provision of regionally significant infrastructure in Rural Zones.</u></i>
Canterbury	183.10	Definitions	Definitions	Urban Area	Considers the definition of Urban Area does not sit	Amend the definition of <b>Urban Area</b> , to better tie in with the suggested definition of urban

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Regional Council (Environment Canterbury)					comfortably in terms of the application of this term across roading design, the coastal environment, Energy and Infrastructure and Versatile Soils. Considers it would be better tied to the definition of Urban Development.	Development.
Canterbury Regional Council (Environment Canterbury)	183.11	Definitions	Definitions	Rural Residential Development	Opposes the use of Rural residential development as this term is not used in the plan and has been superseded by the National Planning Standard provisions for the Rural Lifestyle Zone.	Delete the definition of <b>Rural Residential Development</b> .
Canterbury Regional Council (Environment Canterbury)	183.12	Definitions	Definitions	Versatile Soil	Opposes the inclusion of definition for Versatile Soils as the NPSHPL has now been released changing the focus to highly productive land. The TDC Plan will need to be amended to be consistent with this terminology and approach.	Delete reference to Versatile Soils in the PDP and instead refer to Highly Productive Land; AND Adopt the definition for Highly Productive Land contained in the NPSHPL.
Canterbury Regional Council (Environment Canterbury)	183.13	Definitions	Definitions	General	Notes a number of definitions refer to either "facility" or "activity", and the terms are not used consistently. It is necessary to ensure that both the activity, and the buildings, are covered by the definitions.	Amend any definition containing "facility" or "activity" to ensure that both the land use and the building is covered by the definition.
Canterbury Regional Council (Environment Canterbury)	183.14	Definitions	Definitions	High Hazard Area	Considers the definition of high hazard in the CRPS is wider than just freshwater flooding and includes areas subject to coastal flooding and coastal erosion. These matters need to be addressed in a consistent manner across the PDP, and the definition updated.	1. Amend the definition of <b>High Hazard Areas</b> to be consistent with the definition in the CRPS by including coastal hazards. And 2. Consequential amendments in the <b>Coastal Environment chapter</b> to ensure that activities are treated in the same manner (except as required by the NZCPS, which places some higher requirements on the provisions of coastal hazards). Include cross references to coastal hazards in the Coastal Environment chapter.
Canterbury Regional Council (Environment Canterbury)	183.14A	Definitions	Definitions	Natural Hazard Mitigation Works	The current definition of Natural Hazard Mitigation Works refers to natural hazards mitigation as part of its definition in relation to different types of engineering work. This may cause confusion and lacks clarity. Natural hazard mitigation works encompasses flood and erosion protection works and drainage works instead of natural hazard mitigation works. There is already a definition for flood protection works in the proposed Plan (Referred to in ECO-R1). Building on this could assist with providing greater clarity and certainty	Either: (a) delete reference to "Natural Hazard Mitigation Works" and instead refer to flood and erosion protection works and drainage works and then define those terms OR (b) define Natural Hazard Mitigation Works to be consistent with the description in the CRPS Issue 11.1.3: Natural Hazard mitigation works are works intended to control the effects of natural events and provide benefits to people and the community. They include flood control works such as stop-banks, or land stabilisation works such as tree planting or retaining walls, OR (c) Rewrite the current Natural Hazard Mitigation Works definition to encompass the definition for "flood protection works", already defined in the Plan and broaden it to include retaining walls required to control the effects of natural events. Or adopt an alternative approach that provides greater clarity and certainty
Canterbury Regional Council (Environment Canterbury)	183.14B	Definitions	Definitions	Earthquake awareness fault areas	Earthquake awareness fault areas are not only mapped to ensure that landowners and service providers are aware-there are rules to require mapping and avoidance in some cases.	Amend the definition as follows: <i>means land located on either side of a <del>an identified active or known or suspected active earthquake fault line that is mapped to ensure that landowners and service providers are aware of the presence of a fault line before they decide to build</del> could be permanently deformed (ripped, buckled or warped) during an earthquake on that fault.</i>



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Canterbury Regional Council (Environment Canterbury)	183.14C	Definitions	Definitions	Improved pasture	This definition reflects the draft NPSIB. While the NPSIB definition may change before the NPSIB becomes operative, it provides helpful guidance in lieu of a definition in the CRPS.	Retain definition of 'improved pasture' as notified.
Canterbury Regional Council (Environment Canterbury)	183.14D	Definitions	Definitions	Indigenous vegetation	The definition reflects the definition contained within the draft NPS on Indigenous Biodiversity.	Retain definition of 'indigenous vegetation' as notified.
Canterbury Regional Council (Environment Canterbury)	183.15	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	Supports SD-O1 as it is consistent with CRPS Objective 5.2.1. Particularly support clauses ii & ii.	Retain <b>SD-O1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.16	SD - Strategic Direction	Objectives	SD-O2 The Natural and Historic Environment	Considers the objective is consistent with CRPS objectives 8.2.4, 9.2.3, 12.2.,2, and 13.2.1, however it is inconsistent with CRPS Policy 12.2.1 as it only refers to important landscapes and not outstanding natural features and landscapes.	Amend <b>SD-O2</b> to include reference to the identification and protection of outstanding natural features and landscapes.
Canterbury Regional Council (Environment Canterbury)	183.17	SD - Strategic Direction	Objectives	SD-O3 Climate Change	Supports the specific consideration of climate change and an integrated management approach and note it is consistent with CRPS Objective 11.2.3.	Retain <b>SD-O3</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.17A	SD – Strategic Direction	Objectives	SD-O4 Natural Hazards	This objective is consistent with CRPS Objective 11.3.2 and Policies 11.3.8 & 11.3.9(1) and gives effect to the CCRPS natural hazards management hierarchy.	Retain <b>SD-O4</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.18	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Supports SD-O8 as it is consistent with CRPS Policy 5.2.2.	Retain <b>SD-O8</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.19	UFD - Urban Form and Development	General	General	Considers a number of the objectives and policies in the Future Development Area chapter are relevant at a strategic level, and should be incorporated in the Strategic Directions chapter, and/or the Urban Form and Development chapter. Those two chapters are extremely important when considering applications for private plan changes. In addition, more detail is required to ensure that the National Policy Statement on Urban Development is given effect and meaning in the local context.	Reconsider the objectives and policies and consider movement of relevant objectives and policies from the Future Development Areas chapter to the Strategic Directions chapter and/or Urban Form and Development Chapter, and ensure the provisions give effect to the NPS-UD and meaning is provided in the local context.
Canterbury Regional Council	183.20	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Generally supports UFD-O1 but the reference to versatile soils needs to be changed to refer to highly productive land to be consistent with the NPS for Highly Productive Land 2022 and	1. Amend <b>UFD-O1 Settlement Patterns</b> as follows:  <i>A consolidated and integrated settlement pattern that:</i>

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(Environment Canterbury)					the objective should be amended to address housing choice to reflect Objective 5.2.1b of the CRPS.	<p>[...]</p> <p>vi. avoids areas with important natural, cultural and character values;</p> <p>vii. <del>minimises the loss of versatile soils</del> <u>protects highly productive land</u>;</p> <p>[...]</p> <p>AND</p> <p>2. All references in the Plan to "versatile soils" should be changed to "highly productive land" and the provisions made consistent with the NPSHPL 2022.</p> <p>AND</p> <p>3. Amend <b>UFD-01</b> to recognise housing choice as an outcome for settlement patterns.</p>
Canterbury Regional Council (Environment Canterbury)	183.21	UFD - Urban Form and Development	Policies	New	Opposes that there is no minimum yield for new urban areas in the plan. Minimum yields are an important part of ensuring that a range of housing choices are provided, that infrastructure is developed in an efficient manner, and that the rural land resource on the urban fringe is also developed so that it is maximised.  [See original submission for full detail].	Amend the Urban Form and Future Development Chapter to include a policy <b>UFD-PX</b> , to ensure that housing in Future Development Areas is developed with a minimum yield of 12 household per hectare over the area of an FDA, and provide for a range of densities within the FDA to ensure that housing choice is provided within new development areas.
Canterbury Regional Council (Environment Canterbury)	183.22	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	Supports EI-O2, as it is consistent with CRPS Objective 5.2.2 (2b).	Retain <b>EI-O2</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.23	SW - Stormwater Management	Policies	SW-P2 Water quality	Supports the use of clause (1) to improve stormwater quality and hence improve water quality outcomes.  [See original submission for full detail].	Retain <b>SW-P2</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.24	NH - Natural Hazards	General	General	Simplify the Natural Hazards Chapter to ensure it is easily applicable to a similar range of activities to other district plans that have recently been through plan review processes (e.g. Kaikōura and Selwyn). Given the regional council's resourcing in identifying flood hazards, a consistent approach is highly beneficial for both the regional council, but also developers and designers who undertake work across local authority boundaries.	Without derogating from the more specific submission points, amend the <b>Natural Hazards Chapter</b> to provide a framework for hazard management that is consistent with general framework set out in the Kaikōura District Plan and proposed Selwyn District Plans.
Canterbury Regional Council (Environment Canterbury)	183.25	NH - Natural Hazards	General	General	Amend the various references to a 0.5% AEP rainfall event or flood event, to be only a 0.5% AEP flood event, as rainfall can be variable within a catchment and does not necessarily address the hazard of concern, which is the flood, and associated flood heights.	Amend all references in the chapter from " <del>rainfall event</del> " to " <u>flood event</u> ".
Canterbury Regional Council	183.26	NH - Natural Hazards	General	General	Considers that the certificates being issued are assessing flood hazard impacting the site not risk.	Amend all references in the <b>Natural Hazards chapter</b> from " <del>Flood Risk Certificate</del> " to " <u>Flood Hazard Assessment Certificate</u> ".

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Canterbury Regional Council (Environment Canterbury)	183.27	NH - Natural Hazards	General	General	Considers that many of the restricted discretionary assessment matters in the Natural Hazards chapter address the same matters, but are ordered differently and worded slightly differently. They should be consistent.	Amend the <b>NH - Natural Hazards</b> restricted discretionary assessment matters so that they are in the same order, and provide consistent wording.
Canterbury Regional Council (Environment Canterbury)	183.28	Planning Maps	Flood Hazard Risk		Considers that the areas identified as potentially subject to flooding are too narrow. Revised mapping is recommended.	Amend the planning maps to encompass a wider area potentially subject to flood hazard risk.
Canterbury Regional Council (Environment Canterbury)	183.29	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	This Objective is consistent with Objective 11.2.1 in the CRPS	Retain <b>NH-O1</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.30	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Considers it is sensible to locate regionally significant infrastructure outside high hazard areas where practicable.	Retain <b>NH-O2</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.31	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Supports that these works reduce risks to people and property, but it would be preferable to align NH-O3 and CE-O5 to be consistent. A clearer way to address these activities is to either refer to flood and erosion protection works or to change the definition of Natural hazard mitigation works to be more consistent with the description in the CRPS Issue 11.1.3. [See original submission for full detail].	Amend <b>NH-O3</b> to align with the wording in CE-O5. Either a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" (as outlined in a separate submission point).
Canterbury Regional Council (Environment Canterbury)	183.32	NH - Natural Hazards	Policies	NH-P3 Role of natural features and vegetation	Supports NH-P3 as it provides for protection, maintenance and restoration of natural features which is an important part of hazard prevention.	Retain <b>NH-P3</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.33	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Considers NH-P4.4 requires all buildings to achieve minimum floor levels, when it should only be a requirement for natural hazard sensitive activities.	Assuming natural hazard sensitive activities definition is modified in line with previous submission point, then: Amend <b>NH-P4</b> as follows: <i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i> 1. <i>it is not likely to suffer significant damage in a flood event; and</i> 2. <i>....; and</i> 3. <i>....; and</i> 4. <i><b>for natural hazard sensitive activities</b>, a minimum floor level above the 0.5% AEP design flood level can be achieved; and</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						[...]
Canterbury Regional Council (Environment Canterbury)	183.34	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally Significant Infrastructure in Liquefaction Awareness Areas	Considers this policy is relatively strongly worded for liquefaction risk, and wording should be better drafted to recognise the level of risk associated with liquefaction. It is noted that the only control for liquefaction for regionally significant infrastructure is in the subdivision provision NH-R8.2, so it is questionable whether or not regionally significant infrastructure should be removed from the policy, and the subsequent assessment matter for NH-R8.2. Where regionally significant infrastructure does form part of a subdivision, the amendment by removing it would not restrict consideration of risk to the infrastructure as part of the subdivision assessment.	Delete <b>NH-P5</b> and replace with the following, or to similar effect:  <i><u>Provide for subdivision in the Liquefaction Awareness Area Overlay, where the liquefaction risk has been identified and assessed, and can be appropriately remedied or mitigated.</u></i>
Canterbury Regional Council (Environment Canterbury)	183.35	NH - Natural Hazards	Policies	NH-P7 Slope stability and subsidence risk	Supports NH-P7 as it recognises CRPS Policy 11.3.5, and it is appropriate to avoid significant hazard risk to people and property, noting that this will need to be determined on a case-by-case basis.	Retain <b>NH-P7</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.36	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	Related to previous submission point on the definition of 'natural hazard mitigation works'.  Considers that while NH-P9 is consistent with CRPS Policy 11.3.7, either the definition or the use of the term "natural hazard mitigation works" needs to change to provide greater clarity concerning the activities covered.  [See original submission for full detail].	Amend the way the policy <b>NH-P9</b> is applied, by either:  1. Changing the "natural hazard mitigation works" terminology;  OR  2. Amending the definition of "natural hazard mitigation works" (in line with related submission point on the definition).
Canterbury Regional Council (Environment Canterbury)	183.37	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Supports the requirement that development does not increase reliance on emergency services in addition to echoing the CRPS policy.	Retain <b>NH-P10</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.38	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Considers the purpose of the Rule would be clearer if the title was amended to reflect that it applies to all earthworks except for those associated with natural hazards mitigation works and the land disturbance associated with those works. In addition, the same provisions for non-hazard sensitive buildings and structures can be covered by this rule. Amending the reference to natural hazard mitigation works or amending the definition, in line with the submitter's submission on the definition of this term, will provide greater clarity about the activities this rule applies to.  PER-1 need only capture areas of earthworks that are subject to flooding, rather than the whole site.  In PER-2 the definition of overland flow path is not sufficiently clear, and any area identified as an overland flow path will show up in an assessment of whether the site is impacted by a 0.5%AEP flood event. In addition, "overland flow path" would	1. Amend <b>NH-R1</b> as follows:  <i><b>NH-R1 Earthworks, <u>and building and structures for non-natural hazard sensitive activities, excluding <del>and disturbance and for</del> natural hazard mitigation works <u>and associated land disturbance.</u></u></b></i>  <b>Activity status: Permitted</b>  <b>Where:</b> <b>PER-1</b> <i>If the area <u>subject to the earthworks site</u> is subject to flooding in a 0.5% AEP <u>rainfall-flood event</u>, NH-S2 is complied with; and</i> <b>PER-2</b> <i><del>A</del> <u>If a</u> Flood <u>Hazard Assessment Risk</u> Certificate for the site has been issued in accordance with NH-S1, and the certificate states that the activity is not located on land <u>that is within an overland flow path. subject to flooding in a 0.5% AEP flood event or high hazard area; and</u></i> <b>PER-3</b>

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					<p>not necessarily pick up ponding areas. The addition of the words "If a" at the beginning of the standard does not indicate the status of the activity if no certificate has been issued, as the standard would then only apply if a certificate had been issued.</p> <p>A new PER-3 is desirable to ensure that earthworks that might be undertaken as a permitted activity do not have offsite flooding effects, and to ensure compliance or enforcement action can be undertaken if offsite effects occur, and also addresses displacement of flood waters as well which can have an impact in non-flow ponding areas.</p> <p>Displacement of floodwaters (for example in ponding areas) can have off site impacts and that the effects of earthworks is not limited to overland flow paths. In addition, the assessment matters should include "any increased flood risk for people, property, or public spaces" which is a matter of discretion for flood-related matters elsewhere in the chapter.</p> <p>[See original submission for full detail].</p>	<p><u><i>The earthworks, or buildings and structures for non-natural hazard sensitive activities, will not worsen flooding on another property through the diversion or displacement of flood water.</i></u></p> <p><b>Activity status where compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <i>The relevant matters of discretion of any infringed standard.</i></li> </ol> <p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <i>any adverse effects on the rate of flow and direction of overland flow path(s); and</i></li> <li>2. <i>any adverse effects on property from blockage of or disturbance to the overland flow path(s) <u>or displacement of floodwater</u>; and</i></li> <li>3. <u><i>any increased flood risk for people, property, or public spaces; and</i></u></li> <li><del>3.</del> 4. <i>the effectiveness and potential adverse effects of any proposed mitigation measures.</i></li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>2. As per previous submission points, either: <ol style="list-style-type: none"> <li>a. Change the "natural hazard mitigation works" terminology;</li> </ol> </li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>b. Change the definition of "natural hazard mitigation works" in line with our submission on the definition.</li> </ol>
Canterbury Regional Council (Environment Canterbury)	183.39	NH - Natural Hazards	Rules	NH-R2 Fences	Considers the assessment matters can be simplified to "effects". That way, it covers the full set of effects which include actual or potential effects, and any cumulative effect. Grammar can be improved also.	Amend <b>NH- R2</b> as follows: <b>NH- R2 Fences</b>
						<p>[...]</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. [...]; and</li> <li>2. any <del>potential</del> adverse effects <del>of from</del> diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</li> <li>3. [...]</li> <li>4. the effectiveness and <del>potential</del> adverse effects of any proposed mitigation measures.</li> </ol>
Canterbury Regional Council (Environment Canterbury)	183.40	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	<ol style="list-style-type: none"> <li>1. Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.</li> </ol> <p>Adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either:</p>

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					<p>NH-R3 and NH-R9 can be combined so that any Natural Hazard Mitigation Works are undertaken in a single location, regardless of whether it is for new hazard mitigation works, or operation, repair, maintenance or upgrade. Adopting this approach requires additional matters where compliance with the proposed new PER-2 are not met (from NH-R3), and utilisation of the RD assessment matters for maintenance, operation and upgrading, which are more comprehensive than the assessment matters for new natural hazard mitigation works. RD assessment matters require an update due to the recommended insertion of PER-1. T</p> <p>The assessment matters address potential effects, which can be simplified to "effects". Grammar can be improved.</p> <p>[See original submission for full detail].</p>	<p>a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works";</p> <p>AND</p> <p>2. Amend <b>NH-R3</b> as follows:</p> <p><b><u>Natural hazard mitigation works - <del>maintenance, replacement and upgrading</del> including associated earthworks and incidental vegetation removal</u></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> <i>The natural hazard mitigation works is within 25m of the existing alignment or location vertically and horizontally; and</i></p> <p><b>PER-2</b> <i>The footprint of the natural hazard mitigation works is not increased by more than 25% and</i></p> <p><b>PER-3</b> <i>The activity is undertaken by or on behalf of the Crown, Canterbury Regional Council or the Council; and</i></p> <p><b>PER-4</b> <i>If the site is subject to flooding in a 0.5% AEP rainfall event, NH-S2 is complied with.</i></p> <p><b><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></b></p> <p><b><u>Where RDIS-1 The works are undertaken by or on behalf of the Crown, Regional Council or the Council.</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p>
						<p><b><u>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</u></b></p> <p><b><u>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</u></b></p> <p><b><u>3. any adverse effects from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</u></b></p> <p><b><u>4. any increased flood risk for people, property, or public spaces; and</u></b></p> <p><b><u>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</u></b></p> <p><b><u>6. any positive effects of the proposal on the community.</u></b></p> <p><b><u>Activity status where compliance with RDIS-1 not achieved: Discretionary</u></b></p> <p><b>Activity status where compliance not achieved with PER-1 or <del>PER-2 or</del> PER-3 or PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<ol style="list-style-type: none"> <li>the likely effectiveness of the natural hazard mitigation works and the need for them; and</li> <li>the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</li> <li>any <del>potential</del> adverse effects <del>of from</del> diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</li> <li>any increased flood risk for people, property, or public spaces; and</li> <li>the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</li> <li>any positive effects of the proposal on the community.</li> </ol> <p><b>Activity status where compliance not achieved with PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><del>the relevant matters of discretion of any infringed standard.</del></p>
Canterbury Regional Council (Environment Canterbury)	183.41	NH - Natural Hazards	Rules	New	<p>Supports the need to obtain resource consent when establishing new protection schemes, there is sometimes the need for small scale one-off work to protect a particular area, which would be captured by Rule NH-R3 (which is recommended to be combined with NH-R9). Examples of activities that could be classified as new under this rule however are small scale and have little environmental effect include: proactive works where the movement of the river is signalling potential for bank erosion or overtopping in the next flood or repairs to areas where rivers have broken out in a flood.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p>	<ol style="list-style-type: none"> <li>Consider adding a new permitted activity rule that provides for small scale, one-off work to protect people and property such as: <ul style="list-style-type: none"> <li><b><u>NH-RX: Natural hazard mitigation works, including associated earthworks</u></b></li> </ul> <p>The rule should be structured to prevent any consequential adverse effects that could occur if the work is not done well; is certain; can only occur at an acceptable scale; and ensures the work is part of an integrated protection scheme.</p> </li> <li>Also as per previous submission points, adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either: <ol style="list-style-type: none"> <li>Change the "natural hazard mitigation works" terminology;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>Change the definition of "natural hazard mitigation works".</li> </ol> </li> </ol>
Canterbury Regional Council (Environment Canterbury)	183.42	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m <sup>2</sup> or more	<p>Considers the combination of NH-R4 and NH-R7 could be significantly simplified, and they are best located next to each other (which would require consequential renumbering). It is recommended to provide a clear description in the title of the Rule and utilising the National Planning Standard definition of "building footprint". Remove PER-3 as it will be covered by amended PER1.2.1. Amend PER-1 as this rule would require that the building can only be built to the minimum finished floor level, and not above it. Simplify provisions so that anything that requires a Flood Hazard Assessment Certificate fall under a single permitted standard. It is recommended that a new standard (PER-3) is included which ensures that any building will not worsen flooding through the diversion or displacement of floodwater. Changes are required to the restricted discretionary matters in line with other submission points.</p>	<p>Amend <b>NH-R4</b> as follows:</p> <p><b><u>NH-R4 Natural hazard sensitive activities <del>or structures and additions to such activities or structures with a ground floor area of 30m<sup>2</sup> or more</del> with a building footprint over 30m<sup>2</sup>, extensions to natural hazard sensitive activities that increase the building footprint by more than 30m<sup>2</sup> in any continuous 5 year period, and change of use buildings greater than 30m<sup>2</sup> for natural hazard sensitive activities</u></b></p> <ol style="list-style-type: none"> <li> <p><b>Flood Assessment Area Overlay</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>the building <del>complies with</del> <del>is built to</del> the minimum finished floor level specified in an existing consent notice that is less than five years old; or</p> </li> </ol>

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					<p>Using both a map and a definition to determine if a given site is high hazard could create potential confusion. This rule (and the corresponding overlay) could be removed as High Hazard areas will get picked up under NH-R4. Indicative information on High Hazard areas could still be made available outside of the plan.</p> <p>[See original submission for full reasons].</p>	<p><b>PER-2</b>  <del>A <u>Flood Risk Certificate-Flood Hazard Assessment Certificate</u> for the activity has been issued in accordance with NH-S1; and</del></p> <p><b>PER-3</b>  <del>The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is within an overland flow path; and</del></p> <p><b>PER-4</b>  <del>1. The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is identified as a High Hazard area; or</del></p> <p><b>PER-5</b>  <del>2. The building or structure complies with the minimum floor level specified in the Flood Hazard Assessment Certificate. The Flood Risk Certificate issued under PER-2 states either: 1. the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall.</del></p> <p><b>PER-3</b>  <del>The earthworks, or buildings and structures for non-natural hazard sensitive activities, will not worsen flooding on another property through the diversion or displacement of flood water.</del></p> <p><b>Activity status where compliance not achieved with PER-3: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any <del>potential</del> adverse effects of diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</li> <li>2. any increased flood risk for people, property, or public spaces; and</li> <li>3. the effectiveness and <del>potential</del> adverse effects of any proposed mitigation measures; and</li> <li>4. any operational need or functional need for the activity to be established in this location; and</li> </ol> <p>[...]</p>
						<p><del>Activity status where compliance not achieved with PER-5: Restricted Discretionary</del>  <del>Matters of discretion are restricted to:</del></p> <p><del>1. ...</del>  <del>2. ...</del>  <del>[...]</del></p> <p><b>Activity status where compliance not achieved with PER-1, or PER-2 or PER-4: Non-complying</b>  <b>2.</b>  <b>High Hazard Area Overlay</b>  <b>Activity status: Non-complying</b>  <b>Note: if the new building or extension on the ground floor is less than 30m<sup>2</sup>, see NH-R7.</b>  <del>Activity status where compliance not achieved: Not applicable</del></p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Canterbury Regional Council (Environment Canterbury)	183.43	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Submits that earthworks from infrastructure can displace flood storage capacity (i.e. additional fill taking up flood storage space in a ponding area). This will not always be disturbance to an overland flow path as defined in the plan, which is the route along which stormwater flows over land in a rain event.	Amend <b>NH-R5</b> as follows: <b>Matters of discretion are restricted to:</b> 1. any adverse effects arising from locating the regionally significant infrastructure in this location; and 2. any <del>potential</del> adverse effects of diverting or blocking overland flow path(s), including upstream and downstream flood risks <u>or displacement of floodwater</u> ; and 3. [...]
Canterbury Regional Council (Environment Canterbury)	183.44	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New  NH-R6.1 does not apply if: [...]	Simplify the provisions by removing reference to overland flow paths in line with previous submissions and make PER-2 a subset of PER-1, with a new PER-1b to address flooding hazards, incorporating the second part of the rule (NH-R6.2) which relates to activities in overland flow paths.  Amendments suggested to delete the multiple crossovers with the rule e.g. infrastructure that is above ground, or it is more than 10m2, which triggers RD activities requiring consent under both rules, and the title for the overlay should recognise the term Flood Hazard Assessment Certificate.  Amend the title for the overlay to recognise the term flood hazard assessment certificate.	1. Amend <b>NH-R6</b> as follows: <b>1.</b> <b>Flood Assessment Areas Overlay</b> <b>Activity status: Permitted</b> <b>PER-1</b> A Flood <u>Risk Hazard Assessment</u> Certificate for the activity has been issued in accordance with NH-S1; and <b>PER-2</b> <u>The Flood Risk Certificate issued under PER-1 states that the activity is not located on land that is within an overland flow path; and</u> <b>PER-3</b> 1. <u>The Flood Risk Certificate issued under PER-1 states that the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall flood event.; or</u> <b>PER 3</b> 2. <u>The activity is located on land that is subject to flooding in a 0.5% AEP flood event (but not a high hazard area) and:</u> <u>1. The infrastructure is below ground; or</u> <u>2. The above ground infrastructure is less than 10m2; or</u> <u>3. The infrastructure is located within a road corridor.</u>
						AND 2. Delete <b>NH-R6.2</b> and amend the trigger for the overlay as follows: <del><b>3.2.</b></del> <b>High Hazard Area Overlay</b> <b>High Hazard Area identified in a <del>Flood Risk Certificate</del> Flood Hazard Assessment Certificate issued in accordance with NH-S1.</b>
Canterbury Regional Council (Environment Canterbury)	183.45	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a	Considers NH-R7 needs to be moved so it can be read in conjunction with NH-R4 and make amendments in line with the submission made on NH-R4.	Relocate NH-R7 to NH-R5 with consequential re-numbering and amendments to NH-R7 in line with the amendments sought to NH-R4, and consider whether this rule can be combined with NH-R4.

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				ground floor area of less than 30m <sup>2</sup> (excluding Regionally Significant Infrastructure)		
Canterbury Regional Council (Environment Canterbury)	183.46	NH - Natural Hazards	Rules	NH-R8 Subdivision	Natural Hazards are already an assessment matter for subdivision under SUB-R3 Matter of discretion 9(a). Natural hazards are also a matter to be considered prior to grant of consent under s106, and where there is significant risk from natural hazards, a subdivision can be declined. As such, the additional rules for subdivision in the natural hazard chapter are somewhat redundant, as all of the assessment matters mentioned fall within the scope of what is already being assessed.	Consider deleting <b>Rule NH-R8</b> .
Canterbury Regional Council (Environment Canterbury)	183.47	NH - Natural Hazards	Rules	NH-R8 Subdivision	<p>If the previous submission point to delete NH-R8 is not accepted, then it should be amended to ensure that both access and building platforms are not subject to high hazard to ensure safety and wellbeing.</p> <p>Depending on the final activity status for subdivision, if it is changed to controlled, then consideration of liquefaction should also be controlled, as there is always a technical engineering solution.</p>	<p>1. If the relief sought to delete <b>NH-R8</b> is not accepted, then amend as follows:</p> <p><b>1. Flood Assessment Area Overlay</b> <b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> A <del>Flood Risk Certificate</del> <b>Flood Hazard Assessment Certificate</b> for the subdivision is issued in accordance with NH-S1; and</p> <p><b>RDIS-2</b> <del>The site is Proposed building platforms and access to them (to be secured by way of a consent notice) are not subject to high hazard flooding as stated in a Flood Risk Certificate Flood Hazard Assessment Certificate issued under RDIS-1.</del></p> <p>AND</p> <p>2. If the general activity status for subdivision is changed to controlled, amend the activity status for NH-R8.2 to controlled.</p>
Canterbury Regional Council (Environment Canterbury)	183.48	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	Considers that all natural hazard mitigation works should be addressed under a single rule, NH-R3, which would result in this rule becoming redundant.	Delete <b>Rule NH-R9</b> . (see related submission on NH-R3).
Canterbury Regional Council (Environment Canterbury)	183.49	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	Considers that if the relief sought relating to the requested combining of NH-R3 and NH-R9, then the assessment matters for new hazard mitigation works should be the same as for NH-R3 for operation, maintenance and upgrade of hazard mitigation works.	Amend <b>NH-R9</b> , restricted discretionary criteria to be consistent with NH-R3.
Canterbury Regional Council (Environment Canterbury)	183.50	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	Considers the standards can be improved for clarity.	Amend the standards to ensure that the wording of the standard is consistent throughout the plan, including ensuring freeboard levels are consistent, and climate change is taken into account for all sources of flooding. This also requires a consequential amendment to the definition (currently flood risk certificate, recommended to be flood hazard assessment certificate) to

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Canterbury)						remove reference to the distance from stop banks, as any flood risk regardless of distance from the stop bank will be assessed.
Canterbury Regional Council (Environment Canterbury)	183.51	HH - Historic Heritage	Objectives	HH-O1 Identification and documentation of Historic Heritage Items	Supports HH-O1, as it is consistent with CRPS Objective 13.2.1.	Retain <b>HH-O1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.52	HH - Historic Heritage	Objectives	HH-O2 Protection of values	Supports HH-O2 as it is consistent with CRPS Policy 13.3.1	Retain <b>HH-O2</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.53	HH - Historic Heritage	Policies	HH-P1 Identification and assessment of Historic Heritage Items	Supports HH-P1 as it largely consistent with CRPS Policy 13.3.1, except where the CRPS identifies "Traditional" as one of the matters on which criteria are made, this Policy identifies "Craftmanship".	Retain <b>HH-P1</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.54	HH - Historic Heritage	Policies	HH-P4 Maintenance, repairs and internal alterations to Historic Heritage Items	Supports HH-P4 as it contributes to giving effect to CRPS Objective 13.2.3 and Policy 13.3.4.	Retain <b>HH-P4</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.55	HH - Historic Heritage	Policies	HH-P7 Management of heritage settings	Supports HH-P7 as it is consistent with CRPS Policy 13.3.3.	Retain <b>HH-P7</b> as notified or preserve the original intent
Canterbury Regional Council (Environment Canterbury)	183.56	HH - Historic Heritage	Rules	HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item	Supports HH-R1 as it contributes to giving effect to CRPS Objective 13.2.3 and Policy 13.3.4.	Retain <b>HH-R1</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.57	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O1 Decision making	Supports the active involvement of mana whenua in decision making in matters and areas that support their tākiwā.	Retain <b>SASM-O1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.58	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O2 Access and use	Supports providing for mana whenua to access, maintain and use resources and areas of cultural value	Retain as notified or preserve the original intent.
Canterbury Regional Council	183.59	SASM - Sites and Areas of Significance	Objectives	SASM-O3 Protection of Sites and Areas of	Supports the protection of the values of identified areas and sites of significance to mana whenua.	Retain <b>SASM-O3</b> as notified or preserve the original intent.

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(Environment Canterbury)		to Māori		Significance		
Canterbury Regional Council (Environment Canterbury)	183.60	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P1 Involvement of Kāti Huirapa in resource management decisions	Supports the active involvement of mana whenua in decision making in matters and areas that support their tākiwā.	Retain <b>SASM-P1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.61	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P2 Consultation and engagement with Kāti Huirapa	Supports the encouragement of landowner engagement with mana whenua.	Retain <b>SASM-P2</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.62	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P3 Use of sites and areas for cultural practices	Supports the facilitation of customary harvest and other cultural practices.	Retain <b>SASM-P3</b> as notified or preserve the original intent
Canterbury Regional Council (Environment Canterbury)	183.63	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P4 Cultural access	Supports enhancing access for mana whenua to sites and areas of significance to them.	Retain <b>SASM-P4</b> as notified or preserve the original intent
Canterbury Regional Council (Environment Canterbury)	183.64	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P5 Protection of values of Sites and Areas of Significance to Kāti Huirapa	Supports the protection of the identified values of the sites and areas listed in SCHED6.	Retain <b>SASM-P5</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.65	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	Suggests the approach made in related submission on NH-R3 regarding natural hazard mitigation works which would ensure greater clarity and certainty for Plan users.	Amend the approach of <b>SASM-R1</b> , by using the approach suggested on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Canterbury Regional Council (Environment Canterbury)	183.66	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R3 Indigenous vegetation clearance	Supports the rule, it adopts a practical approach. Particularly support PER 6 & PER 7.	Retain <b>SASM-R3</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.67	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R5 Mining and quarrying	Supports the intention of TDC to clarify that gravel extraction in the beds of lakes and rivers requires Regional Council resource consents, however, the inclusion of this a permission clause, may cause confusion because beds of lakes and rivers are not under District Council jurisdiction.	1. Amend <b>SASM-R5</b> (and correct a typographical error) as follows: <b>SASM-R5 Mining and quarrying</b> [...] 2. <b>Wai toaka Overlay</b> <b>Activity status: Permitted</b> <b>Where:</b>

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						<b>PER-1</b> <i>The quarrying is from the bed of a river, and is authorised under the Canterbury Land and Water Regional Plan (either as a permitted activity, or through a resource consent having been obtained); and</i>
						<b>PER-2</b> Excavated materials are removed from the bed the bed of the within 10 days.  <u>Note: Quarrying from the bed of a river, is authorised under the Canterbury Land and Water Regional Plan (either as a permitted activity, or through a resource consent having been obtained).</u>  AND 2. Make this same amendment wherever reference to Regional Plans and CRC resource consents occurs in the District Plan.
Canterbury Regional Council (Environment Canterbury)	183.68	ECO - Ecosystems and Indigenous Biodiversity	Objectives	ECO-O1 Protection of significant indigenous biodiversity	Supports the intention of ECO-O1 as its intent is consistent with CRPS objective 9.2.3, however ECO-O1 refers to "The values of significant indigenous vegetation ..." rather than "The values of areas of significant indigenous vegetation [...]".	Amend <b>ECO-O1</b> as follows: <i>The values of areas of significant indigenous vegetation and significant habitats of indigenous fauna across the District are protected.</i>
Canterbury Regional Council (Environment Canterbury)	183.69	ECO - Ecosystems and Indigenous Biodiversity	Objectives	ECO-O2 Maintenance and enhancement of indigenous biodiversity	Supports objective ECO-O2 as it is consistent with CRPS objective 9.2.1.	Retain <b>ECO-O2</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.70	ECO - Ecosystems and Indigenous Biodiversity	Objectives	ECO-O3 Recognition of Ngāi Tahu	Supports the recognition and provision for the relationship of Ngāi Tahu whānui with indigenous biodiversity.	Retain <b>ECO-O3</b> the intent of this provision.
Canterbury Regional Council (Environment Canterbury)	183.71	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P1 Assessment and identification of significant indigenous biodiversity	Supports ECO-P1 as it is consistent with CRPS Policy 9.3.1.	Retain <b>ECO-P1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.72	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P2 Appropriate indigenous vegetation clearance in significant natural areas	Supports the practical approach to protecting SNAs, however this Policy could be interpreted as being inconsistent with ECO-P5 which is to avoid clearance of indigenous vegetation in SNAs.	Review <b>ECO-P2 and ECO-P5</b> to ensure consistency of Policy and avoid confusion.
Canterbury Regional Council	183.73	ECO - Ecosystems and	Policies	ECO-P3 Protection of indigenous	Supports ECO-P3 as it is consistent with CRPS Objective 9.2.1 Halting the decline of Canterbury's ecosystems and indigenous	Retain <b>ECO-P3</b> as notified or preserve the original intent.

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(Environment Canterbury)		Indigenous Biodiversity		biodiversity in sensitive areas	biodiversity and CRPS Policy 9.3.5 wetland protection and enhancement.	
Canterbury Regional Council (Environment Canterbury)	183.74	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P4 Protection for long-tailed bats	Supports ECO-P4 as it is consistent with CRPS Objective 9.2.3 and CRPS Policy 9.3.1 Protecting significant natural areas.	Retain <b>ECO-P4</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.75	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P5 Protection of Significant Natural Areas	Supports ECO-P5 as it is consistent with CRPS Objective 9.2.3 and CRPS Policy 9.3.1. However, this Policy could be interpreted as being inconsistent with ECO-P2 which provides for appropriate indigenous vegetation clearance in SNAs.	Review <b>ECO-P2 and ECO-P5</b> to ensure consistency of Policy and avoid confusion.
Canterbury Regional Council (Environment Canterbury)	183.76	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities)	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p> <p>Adopting the approach suggested in the general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for plan users.</p>	<p>Amend the applicability of <b>ECO-R1</b> so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area.</p> <p>AND</p> <p>Adopt the approach suggested in outgeneral submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.</p> <p>AND</p> <p>Make consequential changes to this Rule to ensure consistency.</p>
Canterbury Regional Council (Environment Canterbury)	183.77	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R2 Clearance of indigenous vegetation for natural hazard mitigation works	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or</p>	<p>1. Amend the applicability of <b>ECO-R2</b> so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area.</p> <p>AND</p> <p>2. Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation,</p>

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					<p>permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p> <p>Adopting the approach suggested in submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.</p> <p>[See original submission for full reasons]</p>	<p>maintenance, repair, replacement and upgrading.</p> <p>AND</p> <p>3. Make consequential changes to this Rule to ensure consistency.</p>
Canterbury Regional Council (Environment Canterbury)	183.78	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R3 Clearance of indigenous vegetation associated with the National Grid	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p> <p>[See original submission for full reasons]</p>	<p>Amend the applicability of <b>ECO-R3</b> so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area</p>
Canterbury Regional Council (Environment Canterbury)	183.79	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R4 Clearance of trees in the Long-Tailed Bat Protection Area	<p>Supports the need to have a suitably qualified ecologist make this assessment but consider that this should be possible through a permitted activity rule that requires a written statement to confirm the ecologist's findings.</p> <p>Additionally, sometimes a tree(s) within the Bat Protection Overlay may impact on the effective operation of a public flood or erosion protection scheme. If the tree(s) are not</p>	<p>1. Consider amending <b>ECO-R4</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p>

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					roosting habitat for bats, it should be possible to remove them in these circumstances.	<p><b>PER-1</b></p> <p><i>The trees being cleared:</i></p> <ol style="list-style-type: none"> <li>1. were planted for timber production (plantation forest and woodlots); or</li> <li>2. are within a domestic garden; or</li> <li>3. are causing an imminent danger to human life, structures, or utilities and the clearance is undertaken in accordance with advice from a suitably qualified; or</li> <li>4. <u>are impacting the effective operation of a public flood or erosion protection scheme administered by the Regional Council or Timaru District Council, AND agreement has been provided by a suitably qualified ecologist that the tree(s) are not currently utilised by roosting bats;</u></li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. alternative words to this effect.</li> </ol>
Canterbury Regional Council (Environment Canterbury)	183.80	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R5 Earthworks in a Significant Natural Area	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p> <p>[See original submission for full reasons]</p>	<p>Amend the applicability <b>ECO-R5</b> so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area.</p>
Canterbury Regional Council (Environment Canterbury)	183.81	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R6 Subdivision of land containing a Significant Natural Area	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding,</p>	<p>Amend the applicability of <b>ECO-R6</b> so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area.</p>



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					<p>or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p> <p>[See original submission for full reasons]</p>	
Canterbury Regional Council (Environment Canterbury)	183.82	NATC - Natural Character	Objectives	NATC-O1 Protection of natural character	Supports NATC-O1 as it is consistent with CRPS Objective 7.2.1 and Policy 7.3.1.	Retain <b>NATC-O1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.83	NATC - Natural Character	Policies	NATC-P2 Restoration and enhancement	Supports NATC-P2 as it is consistent with CRPS Objectives 9.2.2 & 9.3.4 and Policies 7.3.3 & 9.3.5.	Retain <b>NATC-P2</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.84	NATC - Natural Character	Policies	NATC-P5 Anticipated activities in riparian margins	Support NATC-P5(1) but as per previous submissions changes are required to clarify what activities this applies to.	Amend (see related submission on Natural Hazard Mitigation) either: a. the "natural hazard mitigation works" terminology; OR b. the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."
Canterbury Regional Council (Environment Canterbury)	183.85	NATC - Natural Character	Rules	NATC-R1 Vegetation clearance	Considers that amending the approach suggested in related submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	1. Amend the approach to Natural Character, as suggested in related submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading; AND 2. Make consequential changes to NATC-R1 to ensure consistency.
Canterbury Regional Council (Environment Canterbury)	183.86	NATC - Natural Character	Rules	NATC-R2 Vegetation planting	Considers that amending the approach suggested in related submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	1. Amend the approach to Natural Character, as suggested in related submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading; AND 2. Make consequential changes to NATC-R1 to ensure consistency.
Canterbury Regional Council	183.87	NATC - Natural	Rules	NATC-R3 Earthworks	Supports NATC-R3 as it is consistent with CRPS Policy 10.2.1. If requested PER is accepted, there will need to be a	Retain NATC-R3 but if the requested to change terminology re natural hazards mitigation works is not granted (see submission to definitions relating to natural hazards) amend the wording of this

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Council (Environment Canterbury)		Character			consequential change amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term. This will provide greater clarity about the activities this rule applies to.	PER accordingly.
Canterbury Regional Council (Environment Canterbury)	183.88	NFL - Natural Features and Landscapes	Objectives	NFL-O1 Outstanding Natural Features and Outstanding Natural Landscapes	Supports NFL-O1 as it is consistent with CRPS Objective 12.2.1.	Retain <b>NFL-O1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.89	NFL - Natural Features and Landscapes	Policies	NFL-P1 Identification of Outstanding Natural Features, Outstanding Natural Landscapes and Visual Amenity Landscapes	Specifically support clause (2), and the identification of values for each site.  Consistent with CRPS Objective 12.2.1 & Policy 12.3.1.	Retain <b>NFL-P1</b> as notified or preserve the original intent.
Canterbury Regional Council (Environment Canterbury)	183.90	NFL - Natural Features and Landscapes	Rules	NFL-R2 Earthworks not listed in NFL- R1 , NFL-R3 or NFL- R4	Considers adopting the approach suggested in general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.  (applies to ONF and ONL and VAL Overlay).	1. Adopt the approach suggested in general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.  AND 2. Make consequential changes to this Rule to ensure consistency.
Canterbury Regional Council (Environment Canterbury)	183.91	NFL - Natural Features and Landscapes	Rules	NFL-R5 Tree planting, other than plantation forestry	Restoration and conservation purposes are not defined. This makes it unclear whether planting for natural hazard mitigation purposes is part of this activity. Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would address our concern and ensure greater clarity and certainty for Plan users.  (applies to ONF and ONL and VAL Overlay).	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.
Canterbury Regional Council (Environment Canterbury)	183.92	NFL - Natural Features and Landscapes	Rules	NFL-R7 Afforestation	Supports the assessment of impacts on Landscape Values when considering afforestation.	Ensure Plantation Forestry provisions within the Plan are consistent with the NESPF.
Canterbury Regional Council (Environment Canterbury)	183.93	NFL - Natural Features and Landscapes	Rules	NFL-R9 Subdivision	Supports NF-R9 as it is Consistent with CRPS Objective 5.2.1.	Retain <b>NFL-R9</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.94	PA - Public Access	Policies	PA-P2 Requirements for public access	Supports as is consistent with CRPS Provisions.	Retain <b>PA-P2</b> as notified or preserve original intent.
Canterbury	183.95	PA - Public	Policies	PA-P4 Limiting	Supports as is consistent with CRPS Provisions.	Retain <b>PA-P4</b> as notified or preserve original intent.

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Regional Council (Environment Canterbury)		Access		public access		
Canterbury Regional Council (Environment Canterbury)	183.96	VS - Versatile Soil	General	General	Considers the entire Chapter including all provisions should be amended to give effect to the NPSHPL. This changes the focus to highly productive land.	1. Amend the Versatile Soils Chapter to give effect to the NPSHPL. 2. Remove reference to Versatile Soils and replace with reference to Highly Productive Land.
Canterbury Regional Council (Environment Canterbury)	183.97	VS - Versatile Soil	Policies	VS-P1 Identification of versatile soils	Considers VS-P1 will need to be amended now the NPSHPL has been released changing the focus to highly productive land.	Amend to remove reference to Versatile Soils and replace with reference to Highly Productive Land. In particular, add reference to LUC 3 land, as the NPSHPL refers to highly productive soils as LUC 1, 2 or 3.
Canterbury Regional Council (Environment Canterbury)	183.98	SUB - Subdivision	Objectives	SUB-O2 Infrastructure	Supports SUB-O2 as it is consistent with the CRPS because it provides for infrastructure in a coordinated and integrated way.	Retain <b>SUB-O2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.99	SUB - Subdivision	Policies	SUB-P2 Subdivision of land within sensitive environments	Supports SUB-P2 as it provides for the protection of the quality of the environment.	Retain <b>SUB-P2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.100	SUB - Subdivision	Policies	SUB-P4 Quality of the environment and amenity	Supports SUB-P4 as it provides for the protection of the quality of the environment.	Retain <b>SUB-P4</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.101	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports SUB-P5 as it is consistent with CRPS Chapter 5 including Policy 5.3.12.	Retain <b>SUB-P5</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.102	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Supports SUB-P6 as it provides for the protection of the quality of the environment.	Retain <b>SUB-P6</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.103	SUB - Subdivision	Policies	SUB-P15 Rural Lifestyle Zone	Supports the requirement for new Rural lifestyle allotments to connect to a reticulated system or else have a larger minimum allotment size.	Retain <b>SUB-P15</b> as notified or preserve original intent.
Canterbury Regional Council	183.104	SUB - Subdivision	Rules	SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2	Notes that sometimes land adjacent to flood protection or drainage works is subdivided from rural sized blocks to housing. This limits access or ability to continue to provide	1. Add an additional matter of discretion to SUB-R3 as follows: [...]

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(Environment Canterbury)					<p>public flood protection and drainage works.</p> <p>This should be a matter that the Council is able to consider when evaluating a subdivision application. Canterbury Regional Council's FPD Bylaw provides some protection in this space but this issue should be identified and addressed earlier in the subdividing process.</p> <p>The requirement to comply with the Chapter's standards and in particular SB-R4 will ensure that consideration of wastewater disposal and servicing can be undertaken at the time of resource consent for the subdivision. In particular support SB-4 Standard 2. Rural Zones.</p> <p>[See original submission for full reasons]</p>	<p><u><i>x. the impact of the subdivision on the on-going delivery of existing public flood or erosion protection or drainage works".</i></u></p> <p>AND</p> <p>2. Retain reference to standards as notified or preserve original intent.</p>
Canterbury Regional Council (Environment Canterbury)	183.105	ASW - Activities on the Surface of Water	Objectives	ASW-O1 Protecting the values of the District's rivers	Supports as it is consistent with CRPS.	Retain <b>ASW-O1</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	<del>183.106</del> 6				Submission point deleted due to duplication, refer submission point [183.14].	Refer submission point [183.14].
Canterbury Regional Council (Environment Canterbury)	183.107	CE - Coastal Environment	General	General	Considers there appear to be a number of gaps in relation to the provisions for activities in the coastal environment, for example, implementation of Policy 11 relating to indigenous biological diversity. It is recommended that the chapter is reviewed in light of the NZCPS to ensure that it gives effect to all of the requirements of it. It is relevant to note that at the time of the development of the CRPS, it was not drafted to give effect to the NZCPS, which was notified part way through the development of the CRPS.	Amend the <b>CE - Coastal Environment Chapter</b> to include provisions in the chapter to ensure that it gives effect to all the requirements of the NZCPS 2010.
Canterbury Regional Council (Environment Canterbury)	183.108	CE - Coastal Environment	General	General	Considers that the certificates being issued, rather than assessing risk, are assessing the flood hazard impacting the site.	Amend all references to "Flood Risk Certificate" to "Flood Hazard Assessment Certificate".
Canterbury Regional Council (Environment Canterbury)	183.109	CE - Coastal Environment	General	General	Considers the Timaru District Plan does not recognise that "high hazard" as defined CRPS Policy 11.3.1 includes areas subject to coastal erosion, and coastal inundation. The planning framework required by 11.3.1 is not reflected in the coastal environment chapter.	Amend the <b>CE - Coastal Environment Chapter</b> to recognise areas subject to high hazard include areas subject to coastal erosion and coastal inundation, and provide a framework consistent with Policy 11.3.1 of the CRPS.
Canterbury Regional Council (Environment Canterbury)	183.110	CE - Coastal Environment	General	General	Considers it is unclear how the provisions provide for the "bottom line" provisions in the NZCPS Policies 11, 13 and 15, which require an approach of "no adverse effects" on certain significant resources. This includes infrastructure, and the framework of the chapter provides a very permissive	Ensure that appropriate rules are included, including for infrastructure, to ensure that "no adverse effects" are created in relation to those resources addressed in Policies 11(a), 13(1)(a) and 15(a) of the NZCPS. In relation to the secondary parts of those policies, ensure that the policy framework provides for "no significant adverse effects".

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					framework.	
Canterbury Regional Council (Environment Canterbury)	183.111	CE - Coastal Environment	Objectives	CE-O1 Coastal natural character	Supports CE-O1 as preservation of the natural character of the coastal environment is a matter of national importance under s6 RMA91 and is consistent with NZCPS Policy 13, and Policy 8.3.4 CRPS.	Retain <b>CE-O1</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.112	CE - Coastal Environment	Objectives	CE-O2 Quality of the Coastal Environment	Supports CE-O2 as maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is a matter of national importance under s6 RMA91. Also, NZCPS Policy 19 includes the need to recognise public expectation of and need for walking access to and along the coast, the need to maintain and enhance public walking access to, along and adjacent to the coastal marine area and lists the circumstances under which a restriction on public walking access can be imposed. Policy 20 NZCPS considers vehicle access.	Retain <b>CE-O2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.113	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Supports the recognition and provision of the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi Tapu, and other taonga is a matter of national importance under s6 RMA91.	Retain <b>CE-O3</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.114	CE - Coastal Environment	Objectives	CE-O4 Coastal hazards	Considers this objective could be better drafted to reflect Objective 5 of the NZCPS, including recognition of the impacts of climate change.	Amend <b>CE-O4</b> to reflect Objective 5 of the NZCPS
Canterbury Regional Council (Environment Canterbury)	183.115	CE - Coastal Environment	Policies	CE-P1 Identifying the Coastal Environment	Supports. By identifying and mapping the extent, areas, elements and characteristics that comprise the coastal environment, this objective provides for giving effect to the NZCPS Policy 1, ensuring the coastal environment elements within the district will be recognised.	Retain <b>CE-P1</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.116	CE - Coastal Environment	Policies	CE-P2 Identifying areas of high coastal natural character	Considers identifying natural character is an essential step towards preserving natural character as required by the RMA91. This policy is an essential step towards giving effect to NZCPS Objective 2 and Policy 13. This policy is also consistent with giving effect to CRPS Policy 8.3.4.	Retain <b>CE-P2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.117	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Identifying coastal hazards is consistent with NZCPS policy 24 and is necessary to ensure alignment with CRPS Policy 11.3.1 avoidance of inappropriate development in high hazard areas.	Retain <b>CE-P3</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.118	CE - Coastal Environment	Policies	CE-P4 Role of natural features and vegetation	Considers this Policy contributes to the implementation of NZCPS Policy 26. However, the NZCPS Policy is to "Provide where appropriate for the protection, restoration or enhancement ..." while the TDC Policy is "Protect and maintain ... where practicable restore [...]" The Policy does not provide for "enhancement" as the NZCPS Policy does.	Amend <b>CE-P4</b> to provide for "enhancement" within the policy.
Canterbury	183.119	CE - Coastal	Policies	CE-P5 Coastal	Supports this Policy as it reflects NZCPS Policy 13(2).	Retain <b>CE-P5</b> as notified or preserve original intent.

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Regional Council (Environment Canterbury)		Environment		natural character matters		
Canterbury Regional Council (Environment Canterbury)	183.120	CE - Coastal Environment	Policies	CE-P6 Kāti Huirapa values	Supports this policy is consistent with s6 RMA91 and NZCPS Policy 2.	Retain <b>CE-P6</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.121	CE - Coastal Environment	Policies	CE-P7 Restoration or rehabilitation of natural character	Considers this policy is consistent with NZCPS Policy 14 and CRPS Policy 8.3.4	Retain <b>CE-P7</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.122	CE - Coastal Environment	Policies	CE-P8 Maintain and/or enhance the quality of the coastal environment	Considers the drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend <b>CE-P8 Maintain and/or enhance the quality of the coastal environment</b> as follows:  <i>Outside of urban areas, <del>enable-ensure</del> subdivision, use and development <del>where it maintains and/or enhances the following qualities that contribute to the quality, and the public's enjoyment of the coastal environment:</del></i>  [...]
Canterbury Regional Council (Environment Canterbury)	183.123	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	Considers the drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend <b>CE-P9 Anticipated activities</b> as follows:  <i><del>Enable-Provide for</del> activities that are a scale and type that:</i>  [...]
Canterbury Regional Council (Environment Canterbury)	183.124	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Considers the drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend <b>CE-P10 Preserving the natural character of the Coastal Environment</b> as follows:  <i><del>Enable-Manage</del> subdivision use and development outside of areas of coastal high natural character <del>so that it:</del></i>  [...]
Canterbury Regional Council (Environment Canterbury)	183.125	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Notes as the rules don't currently have legal effect the date should reflect the date the Plan becomes operative. It is also noted the rule does not address whether an area is subject to high hazard, and there is no policy response that directs how high hazards are to be addressed. It is not clear why 25m2 is used as the threshold for additions in this chapter, while 30m2 is used for additions in the Natural Hazards flooding provisions. Concerned that under PER[1]2, large and/or high value buildings will be allowed, as they do not meet the 'natural hazard sensitive activity' definition, and there is no obvious mechanism to control their use after they have been built. Also concerned that under PER 4 any building can be constructed within areas subject to seawater inundation so long as it is made of watertight materials. If the rule is to facilitate development at the port, the rule could apply to just the port area/zone.	1. Amend <b>CE-R4.4, CE-R4.5 and CE-R4.6</b> to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and Policy 11.3.2 and the NZCPS; AND 2. If Port specific activities require a more generous approach, include an appropriate new rule in <b>CE-R4.4</b> that provides for Port Activities; AND 3. Amend <b>CE-R4.4, CE-R4.5 and CE-R4.6</b> by updating the date in PER-1 to be consistent with the date the plan becomes operative; AND 4. Amend <b>CE-R4.4, CE-R4.5 and CE-R4.6</b> by including provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.

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					[Refer original submission for full reason]	
Canterbury Regional Council (Environment Canterbury)	183.126	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Notes the date in CE-R7.1 PER-2 should reflect the date that the plan becomes operative, as the rule does not currently have legal effect. Concerned that the proposed rule would allow new buildings as a permitted activity if they are less than 200 m2, or they don't accommodate a natural hazard sensitive activity, or they are built above the flood level (noting that there may not be any flooding issues, but could be significant erosion issues), or they are watertight. Many of these types of activities that fall within these thresholds as a permitted activity should require some form of assessment. In addition, the rule does not appear to address risk to any of those activities from coastal erosion, which is identified in the CCRPS as a high hazard.	1. Amend <b>CE-R7.1</b> to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities in order to give effect to Policy 11.3.1 and the NZCPS; AND 2. Update the date in PER-1 to be consistent with the date the plan becomes operative; AND 3. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.
Canterbury Regional Council (Environment Canterbury)	183.127	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Notes the date in PER-1 should reflect the date that the plan becomes operative, as the rule does not currently have legal effect. Concerned that the proposed rule would allow new buildings as a permitted activity if they are less than 200 m2, or they don't accommodate a natural hazard sensitive activity, or they are built above the flood level (noting that there may not be any flooding issues, but could be significant erosion issues), or they are watertight. Many of these types of activities should that fall within these thresholds as a permitted activity should require some form of assessment. In addition, the rule does not appear to address risk to any of those activities from coastal erosion, which is identified in the CRPS as a high hazard.	1. Amend <b>CE-R8.1</b> to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and the NZCPS; AND 2. Update the date in PER-1 to be consistent with the date the plan becomes operative rather than the date of notification as the rules in this chapter do not have legal effect; AND 3. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.
Canterbury Regional Council (Environment Canterbury)	183.128	CE - Coastal Environment	Rules	CE-R9 Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading	Considers aligning the approach suggested in the submitter's general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users. Similar to submission made on NH chapter, clarity on hazard mitigation protection works sought by adding advisory note and amendment to reference of terminology, including approach suggested in general submission on natural hazard mitigation works.  The title of CE-R9, through the use of the word "including" would appear to apply to all natural hazard mitigation works, so if two rules are retained (one being maintenance, replacement and upgrading, and the other being new ), this word should be deleted.  Considers CE-R9 and CE-R12 can be combined so that any natural hazard mitigation works are addressed in a single rule.  Supports the permitted activity status for Council to maintain, repair and upgrade existing structures for flood and erosion protection, however consider "operation" should also be	Amend <b>CE-R9</b> as follows:  1. In line with other submission points, either: a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works"; AND 2. Align the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading to ensure consistency of approach across hazard mitigation works. THEN: 3. Reword CE-R9 as follows: <b>CE-R9 Natural hazard mitigation works, <del>including earthworks - maintenance, replacement and upgrading</del></b>

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					<p>included and make it clear that earthworks and vegetation clearance associated with this activity are also permitted, so that this rule becomes an over-riding rule for this activity.</p> <p>Consider raising PER-3 to PER-1 makes it clearer that this permitted activity rule applies only to the Crown, CRC, and TDC or those acting on their behalf.</p> <p>Combining CE-R9 and see CER-12 requires additional matters which are more comprehensive than the assessment matters for new natural hazard mitigation works. The assessment matters address potential effects, which can be simplified to "effects" to cover the full set of effects. Grammar can be improved by changing "of" to "from".</p> <p>An advisory note should be added to recognise that works in the CMA may require consent or assessment under the Regional Coastal Environmental Plan and clarification is also required around the definition of natural hazard mitigation works in line with the submissions on that definition.</p> <p>[Refer original submission for full reason]</p>	<p><i>This rule does not apply to natural hazards mitigation works only involving the planting of vegetation</i></p> <p><u><i>Advisory note: that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.</i></u></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b><u>PER-3 1</u></b></p> <p><u><i>The activity is undertaken by or on behalf of the Crown, Canterbury Regional Council or the Timaru District Council.</i></u></p>
						<p><b><u>PER-2</u></b></p> <p><u><i>The natural hazard mitigation works are for operation, maintenance, replacement or upgrading; and</i></u></p> <p><b><u>PER-13</u></b></p> <p><u><i>The natural hazard mitigation works is within 25m of the existing alignment or location vertically and horizontally; and</i></u></p> <p><b><u>PER-24</u></b></p> <p><u><i>The footprint of the natural hazard mitigation works is not increased by more than 25%; <del>and.</del></i></u></p> <p><b><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></b></p> <p><b><u>Where RDIS-1</u></b></p> <p><b><u>The works are undertaken by or on behalf of the Crown, Regional Council or the Council.</u></b></p>



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						<p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</u></li> <li><u>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</u></li> <li><u>3. any adverse effects from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</u></li> <li><u>4. any increased flood risk for people, property, or public spaces; and</u></li> <li><u>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</u></li> <li><u>6. any positive effects of the proposal on the community;</u></li> <li><u>7. any relevant matter in the New Zealand Coastal Policy Statement 2010.</u></li> </ol> <p><b><u>Activity status where compliance not achieved with RDIS-1: Discretionary</u></b></p> <p><b>Activity status where compliance not achieved <u>with PER-1 or PER-3 or PER-4</u>: Restricted Discretionary</b></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</li> <li>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</li> <li>3. any <del>potential</del> adverse effects <del>of from</del> diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</li> <li>4. any increased flood risk for people, property, or public spaces; and</li> <li>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</li> <li>6. any positive effects of the proposal on the community.</li> </ol> <p>AND</p> <p>Consider how best to identify the relationship between this permitted activity rule and any other rules that could be interpreted to cover activities that are an integral part of this activity such as associated earthworks and incidental vegetation removal, to ensure clarity and certainty for Plan users.</p>
Canterbury Regional Council (Environment Canterbury)	183.129	CE - Coastal Environment	Rules	CE-R11 Subdivision	<p>Considers that intensification within the Sea Water Inundation Overlay having a restricted discretionary activity status does not reflect the high hazard status prescribed in the CRPS.</p> <p>There is no consideration for minimum floor levels for hazard sensitive activities in the Sea Water Inundation Overlay. If restricted discretionary activity status is retained, RDIS standards should be included to require compliance with minimum floor levels, and access, with default to a non-</p>	<ol style="list-style-type: none"> <li>1. Consider amending <b>CE-R11.2</b> to make subdivision in the <b>Sea Water Inundation Overlay</b> non-complying or fully discretionary;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. If the preferred relief above is not accepted, then amend <b>CE-R11.2</b> as follows:</li> </ol> <p><b>2. Sea Water Inundation Overlay</b></p> <p><b>Activity status: Restricted Discretionary</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					complying activity status if not complied with.	<p><b>Where:</b></p> <p><b><u>RDIS-1</u></b></p> <p><u>A Flood Hazard Assessment Certificate for the subdivision is issued in accordance with NH-S1; and</u></p> <p><b><u>RDIS-2</u></b></p> <p><u>Proposed building platforms and access to them (to be secured by way of a consent notice) are not subject to high hazard flooding as stated in a Flood Hazard Assessment Certificate issued under RDIS-1.</u></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1 the extent to which the proposal results in an increased risk of economic, social or environmental harm;</li> <li>2. whether the proposal includes hazard mitigation;</li> <li>3. the extent to which future building or structure has a functional need or operational need for its location; and</li> <li>4. the extent of any positive benefits that will result from the proposal; and</li> <li>5. the extent to which the proposal creates natural hazard risks on adjacent properties; and</li> <li>6. the location of any proposed building that will accommodate a natural hazard sensitive activity.</li> </ol> <p><b>Activity status when compliance is not achieved: <u>Non-complying Not applicable</u></b></p>
Canterbury Regional Council (Environment Canterbury)	183.130	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	<p>Recommends that all natural hazard mitigation works are addressed under a single rule, CE-R9, which would result in this rule becoming redundant.</p> <p>Depending on whether CE-R12 and CE-R9 are combined, the assessment matters for new hazard mitigation works should</p>	<ol style="list-style-type: none"> <li>1. Delete Rule <b>CE-R12</b>;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. If the preferred relief above is not accepted, then amend <b>CE-12</b> as follows: <ol style="list-style-type: none"> <li>a. Amend the restricted discretionary criteria to be consistent with CE-R9; and</li> <li>b. Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them; and</li> <li>c. either: <ol style="list-style-type: none"> <li>i. Change the "natural hazard mitigation works" terminology;</li> </ol> </li> </ol> </li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>ii. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."</li> </ol>
					be the same as for CE-R9 for operation, maintenance and upgrade of hazard mitigation works.	
Canterbury Regional Council (Environment Canterbury)	183.131	CE - Coastal Environment	Rules	CE-R14 Quarrying/Mining Activity (excluding for natural hazard mitigation works or reclamation within	<p>Considers that to add clarity, regarding when these works require resource consent from the Regional Council rather than the District Council, an advisory note would be useful.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the</p>	<ol style="list-style-type: none"> <li>1. Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them;</li> </ol> <p>AND,</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				or adjacent the Port Zone)	activities this rule applies to.	2. either: a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."
Canterbury Regional Council (Environment Canterbury)	183.132	CE - Coastal Environment	Standards	CE-S2 Site coverage	Considers it is not clear how this standard relates to the requirement for all buildings to be not more than 150m2 under rule CE-R4. It is recommended that the lower limit apply. The definition of site coverage under the plan also includes impervious surfaces, which are not addressed by the rule.	Clarify the relationship of Standard <b>CE-S2</b> with Rule CE-R4 and apply the lower threshold. Review the rule with reference to impervious surfaces as per the definition of "site coverage", and include appropriate standards.
Canterbury Regional Council (Environment Canterbury)	183.133	Planning Maps	Coastal Erosion overlay		Considers, that the Coastal Erosion Overlay is based on the Jacobs future shoreline modelling, but because Caroline Bay and South Beach are both accreting the erosion overlay doesn't exist (South Beach) or is well beyond the current shoreline (Caroline Bay). Therefore, the potential storm erosion/short term erosion which is still a hazard on these beaches is not represented.  The submitter can assist in determining appropriate positions for the requested mapping change.	Amend the <b>Coastal Erosion Overlay</b> by: 1. moving the overlay landward at Caroline Bay to include short term storm demand. 2. Including a coastal erosion overlay at South Beach to include short term storm demand.
Canterbury Regional Council (Environment Canterbury)	183.134	EW - Earthworks	Policies	EW-P1 Benefits and necessity	Support the Policy particularly the recognition of natural hazard mitigation works. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	1. Retain the recognition of the necessity of these earthworks; AND 2. either: a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."
Canterbury Regional Council (Environment Canterbury)	183.135	EW - Earthworks	Policies	EW-P4 Infrastructure	CRC supports the protection of regionally significant infrastructure from adverse effects as this is consistent with the CRPS.	Retain <b>EW-P4</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.136	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	Support EW-R1 adds no additional requirements for flood, erosion and drainage works.  Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	1. Retain intent of <b>EW-R1</b> in relation to flood, erosion and drainage works. AND 2. either: a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."
Canterbury	183.137	DWP -	Objectives	DWP-O1 Protect	Supports as it is consistent with the CRPS.	Retain <b>DWP-O1</b> as notified or preserve original intent.

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Regional Council (Environment Canterbury)		Drinking Water Protection		drinking water supplies		
Canterbury Regional Council (Environment Canterbury)	183.138	DWP - Drinking Water Protection	Policies	DWP-P1 Drinking Water Protection Area Overlay	Supports as it is consistent with the CRPS.	Retain <b>DWP-P1</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.139	DWP - Drinking Water Protection	Policies	DWP-P2 Protect drinking water supplies	Supports as it is consistent with the CRPS.	Retain <b>DWP-P2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.140	DWP - Drinking Water Protection	Rules	DWP-R1 Camping grounds DWPA	Supports rules aimed at protecting the safety of drinking water are consistent with the CRPS.	Retain <b>DWP-R1</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.141	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Supports rules aimed at protecting the safety of drinking water are consistent with the CRPS.	Retain <b>DWP-R2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.142	DWP - Drinking Water Protection	Rules	DWP-R3 Mining or quarrying	Clarification is needed to make it clear that gravel extraction within the beds of lakes and rivers is under the jurisdiction of the Regional Council. Mining can include gravel extraction.	Add an advisory note to <b>DWP-R3</b> , to the effect that works in the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.
Canterbury Regional Council (Environment Canterbury)	183.143	NOISE - Noise	Rules	NOISE-R8 Noise from activities within the Port Zone	Submits that the Regional Coastal Environment Plan also includes noise provisions for the Port Activity Area and a better understanding of the integration of the proposed rules with the provisions in the RCEP Rule 8.21 is necessary.	Consider amendments to <b>NOISE-R8</b> to ensure alignment, where possible, with Rule 8.21 of the Canterbury Regional Coastal Environment Plan.
Canterbury Regional Council (Environment Canterbury)	183.144	GRUZ - General Rural Zone	Rules	General	Within the GRUZ chapter, for many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of rural character and the permitted baseline.	Amend the activity rules of <b>GRUZ</b> to ensure that the built form standards apply to all activities, regardless of activity status.
Canterbury Regional Council (Environment Canterbury)	183.145	GRUZ - General Rural Zone	Objectives	GRUZ-O3 Protecting primary production	Supports, it is consistent with protecting the productive capacity of rural land, including highly productive land.	Retain <b>GRUZ-O3</b> as notified or preserve original intent.
Canterbury Regional Council	183.146	GRUZ - General Rural Zone	Policies	GRUZ-P1 Primary production activities	Supports as it contributes to fulfilling Policy 5.3.12 CRPS.	Retain <b>GRUZ-P1</b> as notified or preserve original intent.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
(Environment Canterbury)						
Canterbury Regional Council (Environment Canterbury)	183.147	GRUZ - General Rural Zone	Rules	GRUZ-R16 Quarries and quarrying activities [...]	Supports the intention of TDC to clarify that gravel extraction in the beds of lakes and rivers requires Regional Council resource consents. However, this may cause confusion because beds of lakes and rivers are not under District Council jurisdiction.	1. Amend the title of <b>GRUZ-R16</b> as follows: <b>GRUZ-R16 Quarries and quarrying activities:</b> <b>1. up to 2,000m<sup>2</sup> (not in the bed of a river); and</b> <b>2. –in the bed of a river, which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council</b>  AND 2. add an advisory note to <b>GRUZ-R16</b> to the effect that works in the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.
Canterbury Regional Council (Environment Canterbury)	183.148	GRUZ - General Rural Zone	Standards	New	Considers a limit on building coverage in the General Rural Zone is appropriate, as it is an important component of rural character.	Add a new standard to the <b>GRUZ chapter</b> , for buildings in the General Rural zone limiting building coverage to 10% of the net site area, with appropriate restricted discretionary assessment matters as found in other zones.
Canterbury Regional Council (Environment Canterbury)	183.149	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O2 Character and qualities of the Rural Lifestyle Zone	Supports RLZ-O2, but concerned that clause (4) from the draft Plan Objective, which related to a coordinated pattern of development and an appropriate density level with reticulated network connections, has been removed.	Reconsider having a clause in <b>RLZ-O2</b> concerning reticulated network connections and a co-ordinated pattern of development and ensure the approach to Rural Lifestyle Zoning is consistent with the NPS-HPL.
Canterbury Regional Council (Environment Canterbury)	183.150	RLZ - Rural Lifestyle Zone	Rules	General	Within the GRUZ Chapter, many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of rural character and the permitted baseline.	Amend the activity rules of <b>RLZ</b> to ensure that the built form standards apply to all activities, regardless of activity status.
Canterbury Regional Council (Environment Canterbury)	183.151	RLZ - Rural Lifestyle Zone	Standards	RLZ-S9 Water supply	Supports the need for a safe water supply and sufficient water for firefighting.	Retain <b>RLZ-S9</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.152	SETZ - Settlement Zone	Rules	General	Within the SETZ Chapter, many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of character for the zones and the permitted baseline.	Amend the activity rules of <b>SETZ</b> to ensure that the built form standards apply to all activities, regardless of activity status.
Canterbury Regional Council (Environment Canterbury)	183.153	SETZ - Settlement Zone	Objectives	SETZ-O3 Servicing in the Settlement Zone	Support clause (1) which relates to the provision of servicing in such a way that access to safe drinking water supplies is maintained.	Retain <b>SETZ-O3</b> as notified or preserve original intent.
Canterbury Regional Council	183.154	SETZ - Settlement Zone	Standards	SETZ-S5 Water supply Settlement Zone	Supports SETZ-S5 as it is consistent with the CRPS in terms of maintaining safe reticulated water supplies.	Retain <b>SETZ-S5</b> as notified or preserve original intent.

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Canterbury Regional Council (Environment Canterbury)	183.155	SETZ - Settlement Zone	Standards	SETZ-S6 Sewage treatment and disposal	Supports the requirement to connect to a reticulated sewerage system. Clause 1 ensures that connecting to a reticulated sewerage system is the preference, with onsite disposal occurring only where there is not an available reticulated network. However, the wording makes it unclear as to if a certificate of compliance is required if the activity is permitted under the Regional Plan.	Amend <b>SETZ-S6 Sewage treatment and disposal</b> as follows: <i>Any activity must:</i> 1. be connected to an available sewerage network where one exists; or 2. be served by an on-site treatment and sewage disposal system that has been consented or <del>approved</del> <u>permitted</u> by the Canterbury Regional Council.
Canterbury Regional Council (Environment Canterbury)	183.156	GRZ - General Residential Zone	Rules	General	Within the residential zones, many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of settlement character and the permitted baseline.	None specified.
Canterbury Regional Council (Environment Canterbury)	183.157	MRZ - Medium Density Residential Zone	Rules	General	Within the residential zones, many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of settlement character and the permitted baseline.	None specified.
Canterbury Regional Council (Environment Canterbury)	183.158	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O2 Character and qualities of the Large Format Retail Zone	Supports, in particular, clause (5) in relation to management of biodiversity and cultural values within and adjacent to Taitarakahi Creek (as well as its flood-carrying capacity)	None specified.
Canterbury Regional Council (Environment Canterbury)	183.159	LFRZ - Large Format Retail Zone	Policies	LFRZ-P3 Effects on values of Taitarakahi Creek	Supports the recognition of values of Taitarakahi Creek including maintaining its amenity, biodiversity, cultural values and maintaining the capacity of Taitarakahi Creek as a floodway.	Retain <b>LFRZ-P3</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.160	NOSZ - Natural Open Space Zone	Objectives	NOSZ-O2 Character and qualities of the Natural Open Space Zone	Supports this objective as it is consistent with protecting or managing values identified in the CRPS.	Retain <b>NOSZ-O2</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.161	NOSZ - Natural Open Space Zone	Policies	NOSZ-P1 Appropriate activities and facilities	Particularly support clause (2) which gives effect to Objective 9.2.3 of the CRPS.	Retain <b>NOSZ-P1</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.162	OSZ - Open Space Zone	Policies	PREC4-P1 Maintaining and enhancing the character	None specified.	Retain <b>PREC4-P1</b> as notified or preserve original intent.
Canterbury Regional Council	183.163	OSZ - Open Space Zone	Policies	PREC4-P2 Buildings and structures in the Holiday Hut	Supports the avoidance of buildings within the high hazard areas where there is a risk of loss of life or significant damage to structures or property. This is consistent with the natural	Retain <b>PREC4-P2</b> as notified or preserve original intent.

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(Environment Canterbury)				Precinct	hazards provisions of the CRPS.	
Canterbury Regional Council (Environment Canterbury)	183.164	OSZ - Open Space Zone	Rules	OSZ-R10 Buildings and structures	Supports OSZ-R10 as the proposed rule gives effect to the CRPS by providing for development in hazard prone areas where mitigation can be undertaken but setting a higher bar for development in high hazard areas.	Retain <b>OSZ-R10</b> as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.165	FDA - Future Development Area	General	General	Considers there are a number of the objectives and policies are relevant at a strategic level, and should be incorporated in the Strategic Directions chapter, and/or the Urban Form and Development chapter. Those two chapters are extremely important when considering applications for private plan changes. In addition, more detail is required to ensure that the National Policy Statement on Urban Development is given effect, and meaning in the local context.	Reconsider the objectives and policies of the <b>FDA - Future Development Area Chapter</b> , and consider movement of relevant objectives and policies to the Strategic Directions chapter and/or Urban Form and Development Chapter, and ensure the provisions give effect to the NPS-UD and meaning is provided in the local context.
Canterbury Regional Council (Environment Canterbury)	183.166	Planning Maps	Future Development Areas overlay		Considers that a significant amount of land has been identified in the Planning Maps for Future Urban Development, along with sequencing. This is likely to lead to pressure to develop land ahead of time. It is recommended that only land that is identified as necessary in the short to medium term, as defined in the NPS-UD, is mapped and identified, with those other areas in the long term identified only in the relevant Future Development Strategy.	Amend the <b>Future Development Areas overlay</b> to only identify land as a future development area where is it required in the short to medium term as defined in the NPS-UD.
Canterbury Regional Council (Environment Canterbury)	183.167	APP5 - Criteria for Identifying Significant Natural Areas	General	General	Supports as this reflects criteria in the CRPS.	Retain <b>APP5</b> as notified.
Canterbury Regional Council (Environment Canterbury)	183.168	SCHED6 - Schedule of Sites and Areas of Significance to Kati Huirapa	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	General	Supports the recognition and protection of sites of significance to mana whenua. This is consistent with objectives and policies in CRPS chapter 13 and in particular Policy 13.3.2.	None specified.
Canterbury Regional Council (Environment Canterbury)	183.169	SCHED7 - Schedule of Significant Natural Areas	SCHED7 - Schedule of Significant Natural Areas	General	Acknowledge the effort that TDC has made in identifying SNAs and congratulates them for doing this. Inclusion of this Schedule is consistent with supporting CRPS Objectives 9.2.1 & 9.2.3 and Policy 9.3.1. However, not all SNAs that fit the criteria in Appendix 5 have been identified. There should be some recognition that the listed sites will be added to over time.	Retain <b>SCHED7</b> and add a sentence to make it clear that this is not a definitive list. If an area meets the criteria in APP5, it should be treated as a SNA. More sites will be added as they are identified.
Canterbury Regional Council	183.170	SCHED8 - Schedule of Outstanding	SCHED8 - Schedule of Outstandin	General	Inclusion of this Schedule is consistent with CRPS Objective 12.2.1 and Policy 12.3.1	Retain <b>SCHED8</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary																																	
(Environment Canterbury)		Natural Landscapes	g Natural Landscapes																																				
Canterbury Regional Council (Environment Canterbury)	183.17 1	SCHED9 - Schedule of Outstanding	SCHED9 - Schedule of Outstanding g Natural Features	General	Supports the inclusion of this Schedule as it is consistent with CRPS Objective 12.2.1 and Policy 12.3.1.	Retain <b>SCHED9</b> and ensure all outstanding natural features of international, national and regional significance listed in the geopreservation inventory are included in the schedule.																																	
Canterbury Regional Council (Environment Canterbury)	183.17 2	SCHED13 - Schedule of Fish Spawning Areas	General	General	Support the inclusion of Fish Spawning Areas as it is consistent with CRPS Objective 9.2.1 & 9.2.3 and Policy 9.3.1.	Retain <b>SCHED13</b> and add any other spawning areas identified through the submission process.																																	
House Movers Section of the New Zealand Heavy Haulage Association Inc	184.1	RELO - Relocated Buildings and Shipping Containers	Rules	RELO-R1 Placement of a relocated building	<p>The submitter seeks that relocated buildings be a permitted activity in all zones where building activities are provided for as a permitted activity and the performance standards are complied with.</p> <p>This is due to the Environment Court decision 'New Zealand Heavy Haulage Association Inc v The Central Otago District Council. The decision determined that there was no real difference in effect in amenity values between the in-situ construction of a new dwelling and the relocation of a second-hand dwelling. The Submitter notes the proposed controlled activity status is stricter than most district councils. It is the Submitter's experience that any issues with amenity values or remediation of relocated dwellings can be addressed through the use of performance standards.</p> <p>The submitter supports Councils having a degree of control over relocated buildings through permitted activity standards.</p> <p>The Submitter supports the activity status for relocated buildings to be a restricted discretionary activity status where the permitted activity status standards are not met.</p> <p>[Refer original submission for full reason]</p>	<p>Amend <b>RELO-R1</b> as follows:</p> <table border="0"> <tr> <td><b>RELO-R1</b></td> <td><b>Placement of a relocated building</b></td> <td></td> </tr> <tr> <td><b>1</b></td> <td><b>Activity status: Permitted</b></td> <td><b>Activity status where compliance not achieved: <del>Not applicable</del> Restricted Discretionary</b></td> </tr> <tr> <td><b>General Industrial Zone</b></td> <td><b>Where</b></td> <td></td> </tr> <tr> <td></td> <td><b>PER-1</b></td> <td></td> </tr> <tr> <td><b>Port Zone</b></td> <td><i>Any relocated dwelling complies with the relevant standards for permitted activities in the District Plan; and</i></td> <td><b>The matters of discretion are restricted to:</b></td> </tr> <tr> <td><b>All Zones</b></td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>PER-2</b></td> <td></td> </tr> <tr> <td></td> <td><i>Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.</i></td> <td>1. <i>the timeframe to permanently site the building on foundations and to repair any damage to the exterior of the building; and</i></td> </tr> <tr> <td></td> <td><b>PER-3</b></td> <td></td> </tr> <tr> <td></td> <td><i>A building pre-inspection report shall accompany the application for a building</i></td> <td>2. <i>the quantum and details of a bank bond to guarantee the building is permanently located on foundations and any damage to the exterior is completed; and</i></td> </tr> <tr> <td></td> <td></td> <td>3. <i>the exterior appearance and materials of the building.</i></td> </tr> </table>	<b>RELO-R1</b>	<b>Placement of a relocated building</b>		<b>1</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: <del>Not applicable</del> Restricted Discretionary</b>	<b>General Industrial Zone</b>	<b>Where</b>			<b>PER-1</b>		<b>Port Zone</b>	<i>Any relocated dwelling complies with the relevant standards for permitted activities in the District Plan; and</i>	<b>The matters of discretion are restricted to:</b>	<b>All Zones</b>				<b>PER-2</b>			<i>Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.</i>	1. <i>the timeframe to permanently site the building on foundations and to repair any damage to the exterior of the building; and</i>		<b>PER-3</b>			<i>A building pre-inspection report shall accompany the application for a building</i>	2. <i>the quantum and details of a bank bond to guarantee the building is permanently located on foundations and any damage to the exterior is completed; and</i>			3. <i>the exterior appearance and materials of the building.</i>
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Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><u>consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within the specified 12 month period; and</u></p> <p><b>PER-4</b></p> <p><u>The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; and</u></p> <p><b>PER-5</b></p> <p><u>All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</u></p>
						<p><b>2</b></p> <p><b>All zones except the General Industrial Zone and Port Zone</b></p> <p><b>Activity status: Controlled</b></p> <p>-</p> <p><b>Where:</b></p> <p>-</p> <p><b>CON-1</b></p> <p><u>The applicant has entered into a contract with a Licensed</u></p>
						<p><b>Activity status where compliance is not achieved: Restricted-Discretionary</b></p> <p>-</p> <p><b>The matters of discretion are restricted to:</b></p> <p><u>1. the timeframe to permanently site the building on foundations and to repair any damage to the exterior of the building; and</u></p> <p><u>2. the quantum and details of a bank bond to guarantee the building is permanently located on foundations and any damage to the exterior is completed; and</u></p>
						<p><u>Building Practitioner that confirms that within twelve months of the building being located on the site;</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>1. the building will be permanently sited on foundations; and</del></p> <p><del>2. any damage to the exterior of the relocated building will be repaired to a tradesman's like manner.</del></p> <p><del>3. the exterior appearance and materials of the building.</del></p> <p><b>Matters of control are reserved to:</b></p> <p><del>1. The exterior appearance and materials of the building; and</del></p> <p><del>2. Method and timing of notification to council to monitor the consent.</del></p> <p><b>Note:</b> <del>This rule does not apply if the building is a temporary activity provided for in TEMP-Temporary Activity Chapter.</del></p>
House Movers Section of the New Zealand Heavy Haulage Association Inc	184.2	General	General	General	The submitter supports express provision for demolition of all buildings excluding heritage buildings as a permitted activity in all zones where building activities are provided for as a permitted activity.	Request that demolition of non-heritage buildings as a permitted activity in all zones where building activities are provided for as a permitted activity.
House Movers Section of the New Zealand Heavy Haulage Association Inc	<del>184.3</del>				Submission point deleted due to duplication, refer submission point 184.1.	Refer submission point 184.1.
Te Runanga o Ngai Tahu	185.1	General	General	General	Supports the intention of the proposed plan except where specific amendments or additions are sought to better	<p>1. As relief sought on specific <i>provisions</i>;</p> <p>2. Any consequential change required throughout the PDP as a result of detailed relief sought;</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<p>incorporate the broader interests and aspirations of Ngāi Tahu within the Timaru District. The submitters consider these changes are necessary to:</p> <ul style="list-style-type: none"> <li>• Better achieve the purpose of the Resource Management Act 1991 (RMA),</li> <li>• including matters under s6, having particular regard to kaitiakitanga as required</li> <li>• under s7(a) of the RMA, and taking into account the principles of the Treaty as</li> <li>• required under s8 of the Act;</li> <li>• Better implement the Ngāi Tahu Claims Settlement Act 1998;</li> <li>• Take into account the relevant iwi management plans mentioned above as</li> <li>• required under s74(2A) of the RMA; and</li> <li>• Consequently, discharge the council's duties under s32 of the RMA.</li> </ul>	<p>3. Supports the continuing evolving relationship between Kāti Huirapa and the Council;</p> <p>4. Matters raised in the submission that are relevant to the entire plan including:</p> <ol style="list-style-type: none"> <li>a. The use of Te Reo (particularly macrons)</li> <li>b. Integration of Ngāi Tahu values throughout the plan</li> <li>c. The carving up of issues and spaces with little ability to consider the whole (in particular the Rangitata River)</li> <li>d. The inclusion of Kāti Huirapa values as a matter of discretion throughout the plan.</li> </ol>
Te Runanga o Ngai Tahu	185.2	Planning Maps	Versatile Soil overlay		Acknowledges that this overlay seeks to comply with the NPS-HPL, which request active tangata whenua involvement in decision making for giving effect to the NPS. Considers the best way to recognise tikanga Māori in respect of the Ōrakipaoa Wetland is to remove the versatile soil overlay. Protecting primary production activities on the site and the wetland is not an area that we want to encourage primary production.	Delete the <b>Versatile Soil Overlay</b> from the Ōrakipaoa Wetland.
Te Runanga o Ngai Tahu	185.3	General	General	General	Supports the intent of the proposed plan	None specified.
Te Runanga o Ngai Tahu	185.4	General	General	General	The plan contains minor errors that could impact the ability of Council to implement it as intended. E.g. use of abbreviations, legislation references.	Undertake a full check of the plan should be undertaken by a suitably qualified person with understanding of the legal requirements for consistency with legislation and case law as well as consistency between chapters.
Te Runanga o Ngai Tahu	185.5	General	General	General	Acknowledge that with a document this size there will be some mistakes in the te reo Māori language.	Undertake a full check of the te reo Māori used in the plan and the section 32 reports is undertaken by a suitably qualified person with understanding of the Kāi Tahu dialect before sections/parts become operative.
Te Runanga o Ngai Tahu	185.6	General	General	General	Supports the use of dual naming throughout the proposed plan, however considers the approach needs to be consistent throughout the plan.	Amend the entire plan to ensure the use of dual naming is consistent throughout the plan with te reo Māori first and English second.
Te Runanga o Ngai Tahu	185.7	General	General	General	The cross referencing throughout the plan is minimal and confusing. For example, outside the SASM chapter there is little reference to cultural values or the need to consider the SASM chapter when assessing activities under the zones or District Wide chapter matters - i.e Earthworks and Temporary Activities.	<p>Amend the PDP so that cross references to the chapters are made more prominent and explanations given as to why to check them;</p> <p>AND</p> <p>Identify cultural values in the relevant objectives and policies for particular activities as relevant outside the SASM chapter - i.e. Using Advice Notes for rules referencing activities such as</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						Subdivision and Temporary Activities. [See original submission for examples of relief sought].
Te Runanga o Ngai Tahu	185.8	General	General	General	Considers that Kāi Tahu values should not be limited to the SASM Chapter. Kāi Tahu values not only include the physical but also meta-physical and associations and practices. As currently structured many rules within the zone and other overlay chapters would not enable the effects on Kāi Tahu values to be considered as a matter of control or discretion. This could have unintended consequences to Kāi Tahu and their relationship with their land, traditions, wai etc.	Include as a matter of control or a discretion within the controlled or restricted discretionary rules with all zones chapters effects on Kāti Huirapa values. Example: 1. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; 2. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.
Te Runanga o Ngai Tahu	185.9	Description of the District	Description of the District	General	As the first settlers to the area and with the longest history, Kāi Tahu should be noted at the start of the history of the section and not a small paragraph at the end. The term 'Takata Whenua' as a heading is not used anywhere else in the Plan.	Amend the description of the District to create a description of the District that reflects mana whenua's place within it by working with mana whenua.
Te Runanga o Ngai Tahu	185.10	Statutory Context	Relationship with other Planning Documents	Treaty of Waitangi / Te Tiriti o Waitangi and Māori Issues of Significance	Considers that this overarching section relies on the mana Whenua Chapter and does not stand on its own. There is no reference to statutory acknowledgements, Te Rūnanga o Ngāi Tahu, relevant iwi documents or engagement with Kāti Huirapa in areas other than the mana whenua chapter where cultural values need to be considered.	Amended to include paragraphs to assist plan users that: reference to statutory acknowledgements, Te Rūnanga o Ngāi Tahu, relevant iwi documents and/or engagement with Kāti Huirapa in areas other than the mana whenua chapter where cultural values need to be considered.
Te Runanga o Ngai Tahu	185.11	Definitions	Definitions	General	Considers the definitions for farming reduce the clarity and make understanding the potential effect of rules unclear. There are two definitions from the NPS and 6 new ones developed for this plan. These need to be simplified.	Amend the PDP to clarify and simplify the 'farming' based definitions, being: <ul style="list-style-type: none"> <li>• Non-Intensive Primary Production;</li> <li>• Intensive Primary Production;</li> <li>• Intensive Outdoor Primary Production;</li> <li>• Intensively Farmed Stock.</li> </ul>
Te Runanga o Ngai Tahu	185.12	Definitions	Definitions	Functional Need	Support the use of the definition (particularly in the Natural Hazards Chapter) as it recognises that certain cultural practices and activities can only occur in particular locations.	Retain as notified.
Te Runanga o Ngai Tahu	185.13	Glossary	Glossary	Kāti Huirapa	Considers an advice note stating that for the purpose of interpreting this plan that Kāti Huirapa includes Te Rūnanga o Ngāi Tahu.	Amend the glossary explanation of Kāti Huirapa as follows: <i>The hapū that holds rights of mana whenua for the lands, waters, coastal and marine environments between the Rakaia River in the north, Waitaki River in the south and between the East Coast and the Southern Alps.</i> <i>Note: For the purposes of implementing this plan, Kāti Huirapa includes Te Rūnanga o Ngāi Tahu.</i>
Te Runanga o Ngai Tahu	185.14	Glossary	Glossary	Kāi Tahu	Considers the definition is not complete as per section 9 of the Ngāi Tahu Claims Settlement Act 1998. A minor addition is requested to be consistent with legislation.	Amend the <b>glossary</b> explanation of Kāi Tahu as follows: <i>The collective of the individuals who descend from one or more of the of the five primary hapū of Kāi Ngai Tahu, Kāti Ngātī Māmoe and Waitaha, <u>namely Kāti Kurī, Kāti Irakehu, Kāti Huirapa, Ngāi Tuahuriri, and Kai Te Ruahikihiki.</u></i>
Te Runanga o Ngai Tahu	185.15	SD - Strategic Direction	Introduction	General	The Introduction and Chapter as a whole seems to rely on the Growth Management Strategy for the District. This strategy indicates that mana whenua reviewed the document, however there is little provision for iwi growth and development within	Amend <b>SD - Strategic Direction, Introduction</b> as follows: <i>This section sets out the overarching directions for the sustainable management of growth, land use and development of the Timaru District.</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					the document. We request that the Chapter does not solely rely on the Growth Strategy but also Iwi Management Plans and treaty obligations to partner with iwi to allow for growth and development on mana whenua land.	[...] <i>These provisions have been informed by <a href="#">iwi management plans</a> and the Timaru District 2045 Growth Management Strategy which addresses growth and development in the district and sets out a spatial framework for its management. They support achieving a district that has a sustainable lifestyle, a thriving and innovative economy and a strong identity.</i>
Te Runanga o Ngai Tahu	185.16	SD - Strategic Direction	Objectives	General	Notes the National Planning Standards require the Strategic Direction section outline the key strategic matters for the district and guide decision making at a strategic level.  The objective for mana whenua is limited to the topic and are not integrated enough to provide guidance on how to address issues when the activity impacts more than one strategic objective. The isolation of mana whenua to one objective will impact its ability to be considered and the following submission points identify how mana whenua values can be considered throughout the plan.	Amend the <b>SD-Strategic Directions</b> to provide guidance for activities that impact more than one objective, particularly mana whenua values.
Te Runanga o Ngai Tahu	185.17	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	The submitter notes that the objective states there is sufficient residential capacity in the existing and proposed urban areas. It limits development outside these urban areas. There is little integration between the objectives meaning that they will be hard to implement at a decision making level without clarification within the objective as to how it relates to other objectives within the section.	Amend <b>SD-O1 Residential Areas and Activities</b> to better reflect the functional need for some activities and growth to occur outside the urban area.
Te Runanga o Ngai Tahu	185.18	SD - Strategic Direction	Objectives	SD-O2 The Natural and Historic Environment	The submitter notes that the definition of historic heritage includes sites of significance to Māori, however mana whenua consideration is not present in this objective. Section 6 of the RMA states that Council as part of its role in implementing the Act shall recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga. In order to give effect to this, it is requested that the objective is amended to include reference to this relationship as to better provide guidance in how to achieve this objective.	Amend <b>SD-O2 The Natural and Historic Environment</b> to better reflect the relationship of Kāti Huirapa and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga.
Te Runanga o Ngai Tahu	185.19	SD - Strategic Direction	Objectives	SD-O4 Natural Hazards	Much of the district and the Māori Land is subject to Natural Hazards. The objective states 'avoid' development in these areas where the risk is 'unacceptable'. The term 'unacceptable' seems to be subjective and could see mana whenua unable to recognise their rakatirataka on their own land. There is little integration between the objectives meaning that they will be hard to implement at a decision making level without clarification within the objective as to how it relates to other objectives within the section.	Amend <b>SD-O4 Natural Hazards</b> to better reflect the relationship of Kāti Huirapa and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga.
Te Runanga o Ngai Tahu	185.20	SD - Strategic Direction	Objectives	SD-O5 Mana Whenua	Considers amendments are necessary to include all cultural resources and all types of Kāti Huirapa land to better achieve these outcomes. Also request that reference to growth and development of our people is acknowledged here as a desired outcome.	Amend <b>SD-O5 Mana Whenua</b> to better reflect the relationship of Kāti Huirapa and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga as well as their aspirations.

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Te Runanga o Ngai Tahu	185.21	SD - Strategic Direction	Objectives	SD-O7 Centres	Considers that there is little integration between the objectives meaning that they will be hard to implement at a decision-making level without clarification within the objective as to how it relates to other objectives within the section.	Amend <b>SD-O7 Centres</b> to better reflect the relationship of Kāti Huirapa and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga.
Te Runanga o Ngai Tahu	185.22	SD - Strategic Direction	Objectives	SD-O9 Rural Areas	Considers that there is little integration between the objectives meaning that they will be hard to implement at a decision-making level without clarification within the objective as to how it relates to other objectives within the section.	Amend <b>SD-O9 Rural Areas</b> to better reflect the relationship of Kāti Huirapa and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga.
Te Runanga o Ngai Tahu	185.23	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Considers there should be amendments to make this objective to be consistent with the Strategic Direction objectives and the policies of the various plan chapters.	Amend <b>UFD-O1 Settlement Patterns</b> as follows: <b>UFD-O1 Settlement Patterns</b> <i>A consolidated and integrated settlement pattern that:</i> [...] <i>vi. avoids areas with important natural, cultural and or character values;</i> [...] <i>x. controls the location of activities, primarily by zoning, to minimise conflicts between incompatible activities and avoid these where there may be significant adverse effects;</i> <i>xi. improve accessibility and connectivity for people through services, and transport including walking and cycling routes;</i> <i>xii. promotes positive effects, and avoids, remedies, or mitigates adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.</i>
Te Runanga o Ngai Tahu	185.24	Mana Whenua	General	General	While the submitter acknowledges that the term 'Māori' is the legal term used by Central Government to outline its responsibilities in legalization. Although considers in the Mana Whenua Chapter, the precise term should apply to recognise that the provisions only apply to Mana Whenua.	Amend <b>MW-Mana whenua</b> section in its entirety to change the word 'Māori' to either 'Kāti Huirapa' or 'Mana Whenua'.
Te Runanga o Ngai Tahu	185.25	Mana Whenua	MW1 Identity of Kai Tahu and Kāti Huirapa in Timaru District	General	The Mana Whenua section in its entirety is supported. This section has been developed with mana whenua as it is critical that only mana whenua define their own values and interests.	Retain <b>MW1</b> as notified.
Te Runanga o Ngai Tahu	185.26	Mana Whenua	MW2 Mana whenua values and interests in resource management	MW2.2 Resources of significance and specific interests in resource management	Considers this section highlights the values and matters that are important to Kai Tahu. This section has been developed with mana whenua as it is critical that only mana whenua define their own values and interests.	Retain <b>MW2.2</b> as notified.
Te Runanga o	185.27	Mana	MW2	MW2.1.5	Request minor changes to improve clarity.	Amend <b>MW2.1.5 Kaitiakitaka/ takata tiakitaka</b> as follows:

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Ngai Tahu		Whenua	Mana whenua values and interests in resource management	Kaitiakitaka/ takata tiakitaka		<p>Traditionally, kaitiaki were taniwha - birds or animals who were guardians of the environment - who signaled the relative health and vitality of their respective environments to the local tohuka. <u>and rangatira who were responsible for interpreting the 'signs' and making decisions accordingly.</u> Today, with the absence of many indigenous habitats and species, the term kaitiaki is used in reference to mana whenua, who have taken on the role of takata tiaki. Kaitiakitaka entails the active protection and responsibility for natural and physical resources by mana whenua.</p> <p>[...]</p> <p>To give effect to kaitiakitaka it is important for resource users and decision-makers to engage meaningfully with those holding mana whenua over an area <u>as required by section 7 of the RMA.</u></p>
Te Runanga o Ngai Tahu	185.28	Mana Whenua	MW2 Mana whenua values and interests in resource management	MW2.1.6 Rakatirataka	Support this section, however, request minor changes to improve clarity.	<p>Amend <b>MW2.1.6 Rakatirataka</b> as follows:</p> <p>Rakatirataka is the mana or authority to exercise the relationship between Kāi Tahu and their culture and traditions with the natural world.</p> <p>[...]</p> <p>In the context of the RMA, rakatirataka includes the active involvement of mana whenua in resource management decision-making processes, including the appointment of commissioners on hearing panels <u>and having a voice in all resource management decision making.</u> Rakatirataka is also recognised through a planning framework that enables Kāi Tahu to maintain customary practices and to use their <del>ancestral</del> land in a way that supports their identity and wellbeing This would include enabling development of papakāika and practices related to mara kai (food gardens), rokoa (medicinal plants) and toi Māori (crafts and creative arts).</p>
Te Runanga o Ngai Tahu	185.29	Mana Whenua	MW2 Mana whenua values and interests in resource management	MW2.1.9 Wāhi tapu and wāhi tūpuna	Request minor changes to improve clarity. (NB: no changes specified)	Retain <b>MW2.1.9</b> as notified.
Te Runanga o Ngai Tahu	185.30	Mana Whenua	MW2 Mana whenua values and interests in resource management	MW2.2.3 Culturally significant sites and wāhi tūpuna	Request a minor change to improve clarity regarding the expression of our cultural identity throughout the District.	<p>Amend <b>MW2.2.3 Culturally significant sites and wāhi tūpuna</b> as follows:</p> <p>[...]</p> <p>Matter of concern include:</p> <ul style="list-style-type: none"> <li>Loss of significant sites through exacerbation of coastal erosion, or change in coastal processes, as a result of land use and development;</li> <li>[...]</li> <li><u>Recognition of Kāi Tahu cultural identity within the District.</u></li> </ul>
Te Runanga o Ngai Tahu	185.31	Mana Whenua	MW2 Mana whenua values and	MW2.2.4 Occupation of ancestral land	Request a minor change to recognise the current zoning issues on these sites that are still to be addressed.	<p>Amend <b>MW2.2.4 Occupation of ancestral land</b> as follows:</p> <p>[...]</p> <p>Matter of concern include:</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			interests in resource management			<ul style="list-style-type: none"> <li>The effects of past <b>and current</b> zoning restrictions on the ability to establish residential settlements at Arowhenua and Waipopo;</li> </ul> <p>[...]</p>
Te Runanga o Ngāi Tahu	185.32	Mana Whenua	MW2 Mana whenua values and interests in resource management	MW2.2.5 Practical expression of rakatirataka and kaitiakitaka role in resource management	<p>Request a minor change to recognise that the Te Reo version of the Treaty should be used in the Mana Whenua section and to improve clarity regarding legal and moral obligations.</p> <p>And the hyperlink for the Treaty should refer to the principles or a word version in Te Reo Māori and English of the actual treaty.</p>	<p>1. Amend <b>MW2.2.5 Practical expression of rakatirataka and kaitiakitaka role in resource management</b> as follows:</p> <p><i>The Treaty of Waitangi Te Tiriti o Waitangi</i>, in return for granting the right to govern to the Crown, guarantees active protection of the rakatirataka of mana whenua in respect of their natural and physical resources and taoka...</p> <p>[...]</p> <ul style="list-style-type: none"> <li>Recognition of Treaty guarantees in regard to the relationship of Kāti Huirapa with their ancestral land, sites and taoka and removing impediments that limit their ability to use their resources;</li> <li><b>Consultation Working</b> with Te Rūnanga o Arowhenua <b>and Te Rūnanga o Ngāi Tahu</b> on all matters related to the mana whenua values and interests described in this chapter of the Plan, especially matters related to the health of mahika kai and water body environments;</li> </ul> <p>[...]</p> <p>AND</p> <p>2. Include a hyperlink for the Treaty that refers to the principles or a word version in Te Reo Māori and English of the actual treaty.</p>
Te Runanga o Ngāi Tahu	185.33	Mana Whenua	MW3 Treaty settlement requirements	MW3.2 Statutory acknowledgements	<p>Request a minor change to improve clarity, and to identify that statutory acknowledgement areas and that cultural values are also protected through Outstanding Natural Landscape provisions.</p>	<p>Amend <b>MW3.2 Statutory acknowledgements</b> as follows:</p> <p>[...]</p> <p>Section 208 of the Ngāi Tahu Claims Settlement Act 1998 and 95B of the RMA recognise the interests of Kāi Tahu in statutory acknowledgement areas in regard to notification of resource consent applications for activities that may affect land in these areas. The Council will forward <del>advice of</del> all resource consent applications which may affect a statutory acknowledgement to Te Rūnanga o Ngāi Tahu and to Aoraki Environmental Consultancy Limited (AECL), as the resource management agent of Te Rūnanga o Arowhenua. <b>Council will seek advice and <del>it must</del> have regard to effects on Kāi Tahu when considering the need for notification of such resource consents and in making decisions on resource consent applications.</b></p> <p><i>The statutory acknowledgements are recognised in this Plan <b>by protecting their values through provisions within the</b> as Sites and Areas of Significance to Māori <b>and Outstanding Natural Landscapes, and their values are protected through the provisions relating to those sites.</b></i></p>
Te Runanga o Ngāi Tahu	185.34	Mana Whenua	MW4 Hapū and iwi planning documents	General	<p>Seeks minor changes to improve clarity to identify that iwi planning documents also include planning documents from the Te Rūnanga o Ngāi Tahu. This section could also provide more detail as to how it complies with the National Planning Standards regarding Hapū and iwi planning documents.</p>	<p>Amend <b>MW4 Hapū and iwi planning documents</b> to include reference to Te Rūnanga o Ngāi Tahu planning documents and how they have been taken into account in the preparation and use of this document.</p>
Te Runanga o Ngāi Tahu	185.35	Mana Whenua	MW5 Participation of mana	MW5.3 Consultation expectations	<p>Support this section.</p>	<p>Retain <b>MW5 Participation of mana whenua in RMA processes</b> as notified.</p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			whenua in RMA processes			
Te Runanga o Ngai Tahu	185.36	Schedules	New		Notes that Section 220 of the Ngāi Tahu Claims Settlement Act 1998 requires that Council attach information recording all statutory acknowledgements affecting statutory areas covered wholly or partly by such policy statements or plans, either by way of reference to this Part or by setting out the statutory acknowledgements in full.  Requests that the Statutory Acknowledgements are attached in full to the Plan as a Schedule.	Add new Schedule in Plan for <b>Statutory Acknowledgements</b> to include the following: <ul style="list-style-type: none"> <li>• Ōrakipaoa Wetland (Schedule 49); and</li> <li>• Rangitata River (Schedule 55).</li> </ul>
Te Runanga o Ngai Tahu	185.37	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	General	Support this section, however, request minor changes to improve clarity and consistency with the information provided by AECL. Minor changes include (but are not limited to) Several of the descriptions do not match the location, Waitarakao has the wrong category and there are many macron errors.	Amend <b>SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa</b> so that Council work with AECL to amend the Schedule 6 to better reflect the advice given and used as evidence for this Plan review.
Te Runanga o Ngai Tahu	185.38	SCHED7 - Schedule of Significant Natural Areas	SCHED7 - Schedule of Significant Natural Areas	General	Support the schedule, however request minor changes to improve clarity and ensure that all cultural values are given the appropriate weight.	Amend <b>SCHED7 - Schedule of Significant Natural Areas</b> so the attributes/ values of these areas cross reference the SASM references to ensure that the cultural values are fully recognised and protected as required by case law for landscape assessments.
Te Runanga o Ngai Tahu	185.39	SCHED8 - Schedule of Outstanding Natural Landscapes	SCHED8 - Schedule of Outstanding Natural Landscapes	General	Support the schedule, however request minor changes to improve clarity and ensure that all cultural values are given the appropriate weight.	Amend <b>SCHED8 - Schedule of Outstanding Natural Landscapes</b> so the attributes/ values of these areas cross reference the SASM references to ensure that the cultural values are fully recognised and protected as required by case law for landscape assessments.
Te Runanga o Ngai Tahu	185.40	SCHED10 - Schedule of Visual Amenity Landscapes	SCHED10 - Schedule of Visual Amenity Landscapes	General	Support the schedule, however request minor changes to improve clarity and ensure that all cultural values are given the appropriate weight.	Amend <b>SCHED10 - Schedule of Visual Amenity Landscapes</b> so the attributes/ values of these areas cross reference the SASM references to ensure that the cultural values are fully recognised and protected as required by case law for landscape assessments.
Te Runanga o Ngai Tahu	185.41	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	SCHED14 - Schedule of attributes - qualities of coastal high natural character	General	Support the schedule, however request minor changes to improve clarity and ensure that all cultural values are given the appropriate weight.	Amend <b>SCHED14 - Schedule of attributes-qualities of coastal high natural character areas</b> so the attributes/ values of these areas cross reference the SASM references to ensure that the cultural values are fully recognised and protected as required by case law for landscape assessments.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			areas			
Te Runanga o Ngai Tahu	185.42	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Considers the relationship of Kāti Huirapa with their values and traditions is important maintain their relationship with the coastal environment. A minor amendment for an expansion of what this relationship includes is requested.	Amend <b>CE-O3 Kāti Huirapa values</b> as follow: <i>The relationship of mana whenua / Kāti Huirapa with, and their cultural values, traditions and ancestral lands and waters in, the coastal environment are recognised and provided for <u>and Kāti Huirapa are able to exercise rakatirataka and kaitiakitaka.</u></i>
Te Runanga o Ngai Tahu	185.43	CE - Coastal Environment	Policies	CE-P5 Coastal natural character matters	Considers that the attributes/qualities of the Coastal Natural Character includes its cultural values as identified in the Objectives for this chapter. The submitter considers this should be provided for in the policy recognising these matters.	Amend <b>CE-P5 Coastal natural character matters</b> as follows: <i>1. natural elements, processes and patterns; and</i> <i>[...]</i> <i><u>9. the relationship and values of Kāti Huirapa.</u></i>
Te Runanga o Ngai Tahu	185.44	CE - Coastal Environment	Policies	CE-P6 Kāti Huirapa values	Support this policy as it provides for Kāti Huirapa's values.	Retain <b>CE-P6 Kāti Huirapa values</b> as notified.
Te Runanga o Ngai Tahu	185.45	CE - Coastal Environment	Policies	CE-P8 Maintain and/or enhance the quality of the coastal environment	Support this policy, but submit that the attributes of the costal environment as documented in the Schedules are also a consideration.	Amend <b>CE-P8 Maintain and/or enhance the quality of the coastal environment</b> as follows: <i>Outside of urban areas, enable subdivision, use and development where it maintains and/or enhances the following qualities that contribute to the quality, and the public's enjoyment of the coastal environment:</i> <i>1. expansive views of the coastal marine area and skyline; and</i> <i>[...]</i> <i>8. a dark night sky</i> <i><u>9. the attributes/ values that are identified in any overlay relating to the site.</u></i>
Te Runanga o Ngai Tahu	185.46	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Notes that part of the Māori Purpose Zone has the Sea Water Inundation Overlay. This policy prevents the development of the MPZ on Māori Land which is against the function of the zone and does not recognise the statement in section 2.2.4 of the plan that restrictions by government about flood protection etc that have prevented Kāti Huirapa from expressing rakatirataka on their ancestral land.	Amend <b>CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)</b> as follows: <i>1. In non-urban areas <u>(except the Māori Land)</u>, avoid subdivision, use and development within the Coastal Erosion Overlay and Sea Water Inundation Overlay where there is a new or increased risk of loss of life, or significant damage to structures or property;</i> <i>[...]</i>
Te Runanga o Ngai Tahu	185.47	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Considers this rule prevents the development of Māori Land in the MPZ which is against the function of the zone and does not recognise the statement in section 2.2.4 of the plan that restrictions by government about flood protection etc. that have prevented Kāti Huirapa from expressing rakatirataka on their ancestral land. Consider Māori Land should be exempt from this rule.	Amend <b>CE-R4</b> as follows: <i><b>CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure, activities on the Māori Land and fences)</b></i>
Te Runanga o Ngai Tahu	185.48	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Considers the extent of any impact on cultural values should be a matter of discretion for all the activities requiring consent in this overlay given the significance of the coastal environment on Kāti Huirapa values.	Amend <b>CE-R7 Regionally Significant Infrastructure - maintenance and upgrade</b> as follows: <i><b>1 Coastal Erosion overlay</b></i> <i><b>Sea Water Inundation Overlay</b></i> <i><b>Activity status when compliance not achieved: Restricted Discretionary</b></i> <i><b>Matters of discretion are restricted to:</b></i> <i>1. any impacts on natural elements, processes and patterns, and landforms; and</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>2. the extent to which the building or structure has a functional need or operational need for its location; and</p> <p>3. the extent of any positive benefits that will result from the proposal; and</p> <p>4. the extent to which the proposal creates natural hazard risks on adjacent properties and any risk to human life-; <u>and</u></p> <p>5. <u>the extent to which the proposal results in an increased risk of economic, cultural, social or environmental harm.</u></p>
Te Runanga o Ngai Tahu	185.49	CE - Coastal Environment	Rules	CE-R11 Subdivision	Considers the cultural effects should be a matter of discretion as it is a part of the social construct we live in and within the definition of environment. Specifically stating cultural effects will provide clarity of the issue to the plan user.	<p>Amend <b>CE-R11 Subdivision</b> as follows:</p> <p><b>Matters of discretion are restricted to:</b></p> <p>[...]</p> <p>1. <u>the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></p> <p>2. <u>the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></p> <p>[...]</p>
Te Runanga o Ngai Tahu	185.50	LIGHT - Light	Objectives	General	Support these objectives as they provides for the protection of Kāti Huirapa's values.	Retain the <b>LIGHT-Light</b> Chapter Objectives as notified.
Te Runanga o Ngai Tahu	185.51	LIGHT - Light	Policies	General	Support these policies as it provides for the protection of Kāti Huirapa's values.	Retain the <b>LIGHT-Light</b> Chapter Policies as notified.
Te Runanga o Ngai Tahu	185.52	LIGHT - Light	Standards	General	Supports these standards as they provides for Kāti Huirapa's values as part of the definition of 'light sensitive areas'. Although consider that in order to give effect to the Objectives and Policies that effects on the light sensitive areas are added as matter of discretion to the standards.	<p>Amend <b>LIGHT-S1 General lighting standards</b> as follows:</p> <p><b>Matters of discretion restricted to:</b></p> <p>[...]</p> <p>5. <u>the actual and potential effects on values and attributes of light sensitive areas;</u></p> <p>6. <u>the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, ___ remedy or mitigate adverse effects.</u></p>
Te Runanga o Ngai Tahu	185.53	NOISE - Noise	Rules	NOISE-R9 Any new building for use by a noise sensitive activity and	Considers the potential noise risk could be much lower than indicated in the Background Report from Malcom Hunt and the rules could be excessive. There is limited land that is suitable for buildings and 'noise sensitive activities' within the	Review the rule by engaging an acoustic expert to assess the generated noise, vehicle speeds and times it is generated on the state highway and railway networks and based on that assessment re-assess if the rules are protecting human health at their current setbacks. The Council should also
				alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)	Māori Purpose Zone. There are also increased infrastructure costs to running services to buildings further away from the road, as well as the costs of insulating or bringing an acoustic expert into the district for an assessment. [Refer to original submission for full reason]	re-assess if the State Highway at the Māori Purpose Zone has the correct speed limit as iwi have asked for the speed to be reduced.
Te Runanga o Ngai Tahu	185.54	DWP - Drinking Water Protection	Rules	DWP-R5 Industrial activities including rural industry	The purpose of a Māori Purpose Zone is to enable the development of iwi land. However, this overlay restricts the ability to use this land. This is contradictory to the Mana Whenua Chapter and is not consistent with rakatirataka.	Amend <b>DWP-R5 Industrial activities</b> so that the non-complying status of Industrial and Rural Industry activities does not apply on Māori Land within the Māori Purpose Zone.
Te Runanga o Ngai Tahu	185.55	PA - Public Access	Policies	PA-P1 Benefits of public access	Considered important as the public access overlay adjoins identified sites of significance to Māori.	Retain <b>PA-P1 Benefits of public access</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Te Runanga o Ngai Tahu	185.56	PA - Public Access	Policies	PA-P4 Limiting public access	Considered important as the public access overlay adjoins identified sites of significance to Māori.	Retain <b>PA-P4 Limiting public access</b> as notified.
Te Runanga o Ngai Tahu	185.57	SUB - Subdivision	General	General	Considers it is not clear in the SUB - Subdivision chapter that the status and matters of discretion will change in the SASM overlay. A cross reference is sought in the SUB chapter to clearly reference this rule.	Amend <b>SUB - Subdivision</b> Chapter to include a cross reference to SASM-R7 Subdivision, so it is clear how the provisions apply.
Te Runanga o Ngai Tahu	185.58	SUB - Subdivision	Objectives	SUB-O1 General subdivision design	Considers minor changes will clarify the values of Kāti Huirapa should be considered.	Amend <b>SUB-O1 General subdivision design</b> as follows: <i>New subdivisions will:</i> 1. accord with the purpose, character and qualities of the zone; and 2. respond positively to the physical <u>and associational</u> characteristics of the site and its context; and 3. maintain and enhances amenity values and the quality of the environment;  4. be accessible, connected and integrated with surrounding neighbourhoods; and 5. protect <u>significant</u> natural and cultural values; and [...]
Te Runanga o Ngai Tahu	185.59	SUB - Subdivision	Policies	SUB-P2 Subdivision of land within sensitive environments	Acknowledge this policy seeks to protect Kāti Huirapa values and request this policy be retained.	Retain <b>SUB-P2 Subdivision of land within sensitive environments</b> as notified.
Te Runanga o Ngai Tahu	185.60	SUB - Subdivision	Policies	SUB-P4 Quality of the environment and amenity	Considers an amendment is necessary to include the associational values as well as the physical values of the landscape and sense of place.	Amend <b>SUB-P4 Quality of the environment and amenity</b> as follows: <i>Require subdivision to maintain and enhance amenity values and the quality of the environment by ensuring subdivision design:</i> 1. responds positively to <u>the associational</u> natural and physical features such as underlying landscape, topography and established trees and vegetation that provide amenity, contribute to local character and sense of place; and 2. [...]
Te Runanga o Ngai Tahu	185.61	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Considers untreated storm water and wastewater is culturally inappropriate. This should be a consideration for new infrastructure in relation to subdivisions.	Amend <b>SUB-P6 Infrastructure</b> as follows: <i>Ensure subdivision is serviced sustainably with infrastructure by requiring:</i> 1. [...]  <u>10. infrastructure will maintain or enhance Kāti Huirapa values onsite or downstream.</u>
Te Runanga o Ngai Tahu	185.62	SUB - Subdivision	Rules	SUB-R1 Boundary Adjustment SUB-R2 Subdivision that creates new allotments solely for the purpose of network utilities, the national grid or roads	Supports that sensitive environments such as SASM are a matter of control.	Retain <b>SUB - Subdivision</b> rules as notified

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2		
Te Runanga o Ngai Tahu	185.63	SUB - Subdivision	Standards	SUB-S2 Storm water treatment, catchment and disposal SUB-S4 Wastewater disposal	The discharge of untreated storm water or wastewater to water is culturally inappropriate. Consider this needs to be a consideration for new infrastructure in relation to subdivisions.	Amend <b>SUB-S2 Storm water treatment, catchment and disposal</b> and <b>SUB-S4 Wastewater disposal</b> to add the following as a matter of discretion:  <i>effects of the discharge on the values of Kāti Huirapa.</i>
Te Runanga o Ngai Tahu	185.64	SUB - Subdivision	Standards	SUB-S8 Esplanade reserves and strips	Supports access to natural watercourses, except where access will impact the cultural value of an area. Therefore, a matter of discretion for taking the esplanade should be the impact on Kāti Huirapa values as outlined in SCHED12 and SUB-P7.	Amend <b>SUB-S8 Esplanade reserves and strips</b> as follows: <b>Matters of discretion restricted to:</b> <i>[...]</i> <i>6. The impact of taking the esplanade provision on Kāti Huirapa values</i>
Te Runanga o Ngai Tahu	185.65	SW - Stormwater Management	Standards	SW-S2 Storm water neutrality devices or systems	Acknowledges that this rule supports Kāti Huirapa values as documented in the Background Report.	Retain <b>SW-S2 Storm water neutrality devices or systems</b> as notified.
Te Runanga o Ngai Tahu	185.66	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Supports this policy as it allows for Māori land to be developed and used while recognising the risks and considering the alternatives.	Retain <b>NH-P4</b> as notified.
Te Runanga o Ngai Tahu	185.67	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	Considers that the values of qualities of ONL/ONF, Historic Heritage and SASM do not become less important when the works are being undertaken by the Crown, Canterbury Regional Council or the Council. Therefore the policy should be amended to only consider one set of criteria and due to the section 6 importance of these values, it should be subsection 2.	Amend <b>NH-P9 Natural hazard mitigation works</b> as follows: <b>Natural hazard mitigation works:</b> <i>1. undertaken by the Crown, Canterbury Regional Council or the Council are enabled, where community scale hazard mitigation is necessary to protect existing communities from natural hazard risk which cannot reasonably be avoided, and any adverse effects on the identified values and qualities of Outstanding Landscapes and Features, the Coastal Environment, Visual Amenity Landscapes, Significant Natural Areas, High Naturalness Waterbodies Areas, Sites of Significance to Māori, Historic Heritage, cultural, and archaeological areas, riparian margins and Notable Trees are mitigated; or</i> <i>2. not undertaken by the Crown, Canterbury Regional Council or the Council, will only be acceptable where:</i> <i>a. the natural hazard risk cannot otherwise be reasonably avoided; and</i> <i>b. [...]</i>
Te Runanga o Ngai Tahu	185.68	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	The impact on Kāti Huirapa values and the ability to avoid, remedy and mitigate them should be a consideration of this policy given the long lifespan and potentially permanent impact of regionally significant infrastructure. It needs to be identified in the policy in order to ensure good cross referencing and to allow for consideration as a matter of	Amend <b>NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas</b> as follows: <b>Only allow Regionally Significant Infrastructure in Natural Hazard Areas where:</b> <i>[...]</i> <i>4. the impact on values identified in sensitive environments is avoided, remedied or</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					discretion.	<i>mitigated.</i>
Te Runanga o Ngai Tahu	185.69	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	Amend <b>NH-R1</b> by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule:  <i>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</i>  <i>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.70	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M <sup>2</sup> or more	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	Amend <b>NH-R4</b> by adding the below Matters of Discretion to all Restricted Discretionary activities:  <i>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</i>  <i>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.71	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	Amend <b>NH-R5</b> by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule:  <i>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</i>  <i>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.72	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New  NH-R6.1 does not apply if: [...]	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	Amend <b>NH-R6</b> by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule:  <i>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</i>  <i>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.73	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m <sup>2</sup> (excluding Regionally Significant Infrastructure)	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	Amend <b>NH-R7</b> by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule:  <i>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</i>  <i>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.74	ASW - Activities on	General	General	Consider the objective and subsequent policies and rules of this chapter should apply to all waterbodies and not limited to	Replace 'rivers' with 'waterbodies' throughout the chapter.

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		the Surface of Water			rivers given that the rule is about the surface of water.	
Te Runanga o Ngai Tahu	185.75	ASW - Activities on the Surface of Water	Objectives	ASW-O1 Protecting the values of the District's rivers	Support the Objective that seeks to protect the cultural values of the District's rivers. Inappropriate structures or activities on the surface of water can adversely affect the values associated with a waterbody. Consider the objective and subsequent policies and rules should apply to all waterbodies and not limited to rivers given that the rule is about the surface of water.	Amend <b>ASW-O1</b> as follows: <b>ASW-O1 Protecting the values of the District's rivers <u>waterbodies</u></b> <i>The ecological, recreational, natural character and cultural values of the District's rivers <u>waterbodies</u> are protected from the adverse effects of activities on the surface of water.</i>
Te Runanga o Ngai Tahu	185.76	ASW - Activities on the Surface of Water	Policies	ASW-P3 Recreational use of motorised craft within specified areas of identified rivers	Consider that structures are also used for non-commercial activities and the consideration of them should be guided by a policy.	Reconsider how <b>ASW-P3 Recreational use of motorised craft within specified areas of identified rivers</b> will apply to structures for recreational activities.
Te Runanga o Ngai Tahu	185.77	ASW - Activities on the Surface of Water	Policies	ASW-P4 Commercial activities	Seeks an amendment to consider any adverse effects on sensitive environments and Kāti Huirapa in order to allow for a more holistic assessment of any effects.	Amend <b>ASW-P4 Commercial activities</b> as follows: <i>Only allow commercial activities and structures on the surface of the District's rivers where it can be demonstrated that the activity and/or structure will not result in any:</i> <i>1. [...]</i> <i>7. <u>the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></i> <i>8. <u>the adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></i>
Te Runanga o Ngai Tahu	185.78	ASW - Activities on the Surface of Water	Policies	ASW-P6 Other non-commercial activities	Considers that structures are also used for non-commercial activities and the consideration of them should be guided by a policy.  Considers consideration should be given any adverse effects on sensitive environments and Kāti Huirapa in order to allow for a more holistic assessment of any effects.	Reconsider how <b>ASW-P6 Other non-commercial activities</b> will apply to structures for recreational activities.
Te Runanga o Ngai Tahu	185.79	ASW - Activities on the Surface of Water	Policies	ASW-P6 Other non-commercial activities	Seeks an amendment to consider any adverse effects on sensitive environments and Kāti Huirapa in order to allow for a more holistic assessment of any effects.	Amend <b>ASW-P6 Other non-commercial activities</b> as follows:  <i>Avoid the use of non-commercial motorised craft not otherwise provided in ASW-P2 to ASW-P5, unless the use of motorised craft:</i> <i>Only allow commercial activities and structures on the surface of the District's rivers where it can be demonstrated that the activity and/or structure will not result in any:</i> <i>1. [...]</i> <i>7. <u>the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></i> <i>8. <u>the adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						[TDC Staff noticed there might be an error in the original submission for inclusion of ASW-P6 in this relief sought. See submissions on ASW-P4 and ASW-P6].
Te Runanga o Ngai Tahu	185.80	NFL - Natural Features and Landscapes	Objectives	NFL-O1 Outstanding Natural Features and Outstanding Natural Landscapes	Considers all the values should be protected, not just the landscape values.	Amend <b>NFL-O1 Outstanding Natural Features and Outstanding Natural Landscapes</b> as follows: <i>The <del>landscape</del> values of the Outstanding Natural Features and Outstanding Natural Landscapes of the Timaru District are protected from inappropriate subdivision, use and development.</i>
Te Runanga o Ngai Tahu	185.81	NFL - Natural Features and Landscapes	Objectives	NFL-O2 Visual Amenity Landscapes	Consider all amenity values should be maintained or enhanced and not just visual amenity.	Amend <b>NFL-O2 Visual Amenity Landscapes</b> as follows: <i>The landscape character and <del>visual</del> amenity values of the visual amenity landscapes of the Timaru District are maintained or enhanced.</i>
Te Runanga o Ngai Tahu	185.82	NFL - Natural Features and Landscapes	Policies	NFL-P1 Identification of Outstanding Natural Features, Outstanding Natural Landscapes and Visual Amenity Landscapes	Generally supports this policy.	Retain <b>NFL-P1</b> as notified.
Te Runanga o Ngai Tahu	185.83	NFL - Natural Features and Landscapes	Policies	NFL-P2 Enabling appropriate use and development	Concerned about the reference to 'non-intensive primary production'. As outlined in another submission point, the definitions surrounding and cross referencing primary production activities is confusing and open to interpretation. Therefore it is not clear to the submitter how non-intensive primary production activities will not impact the values of these landscapes. If it only applies with existing activities, then it is already covered by existing use rights and does not require express approval in a policy. ONLs and ONFs in particular are about the naturalness of the environment which does not include primary production activities.	Amend <b>NFL-P2 Enabling appropriate use and development</b> as follows: <i>Enable certain activities in Visual Amenity Landscapes, Outstanding Natural Features and Outstanding Natural Landscapes, including <del>existing non-intensive primary production</del>, small scale earthworks, maintenance of existing tracks and fences, and underground utilities, that are consistent with: [...]</i>
Te Runanga o Ngai Tahu	185.84	NFL - Natural Features and Landscapes	Policies	New	Consider a policy is necessary to recognise and give guidance to cultural values, and natural features and landscape areas.	Add new policy to the <b>NFL - Natural Features and Landscapes Chapter</b> as follows: <b><i><u>NFL-PX Mātauranga Māori</u></i></b> <i>Consider the incorporation of mātauranga Māori principles into the design, development and/or operation of activities in outstanding natural features and landscapes with cultural, spiritual and/or historic values, interests or associations of importance to Kāi Tahu and opportunities for Kāi Tahu to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the feature or landscape.</i>
Te Runanga o Ngai Tahu	185.85	NFL - Natural Features and Landscapes	Rules	New	Considers that as landscapes hold cultural value to Kāti Huirapa. As a Section 6 matter, considers the rules need to provide for the relationship of to land. Mahika kai is a critical aspect of Kāti Huirapa values and erection of buildings and structures associated with mahika kai should be a permitted activity.	Add new rule to the <b>NFL - Natural Features and Landscapes Chapter</b> as follows: <b><i><u>NFL-RX Kāti Huirapa Activities</u></i></b> <b><i><u>Activity Status Permitted</u></i></b>  <b><i><u>Where this includes:</u></i></b> <i>1. the use of land and/or buildings for traditional Māori activities and includes making and/or creating cultural goods, textiles and art, medicinal and food gathering, waka ama, events, management and activities that recognise and provide for the special relationship between Kāti</i>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<u>Huirapa and places of cultural importance or</u> <u>2. activities associated with the protection and restoration of Kā tuhituhi o neherā; or</u> <u>3. Cultural harvest (which may including the clearance of vegetation) for mahika kai.</u>
Te Runanga o Ngai Tahu	185.86	NFL - Natural Features and Landscapes	Rules	General	Considers the extent of any impact on cultural values should be a matter of discretion for all the activities requiring consent in this overlay. The rules of the chapter should include new matters of discretion.	Amend all the rules in the <b>NFL-Natural Features and Landscape Chapter</b> to include the following additional matters of discretion for Restricted Discretionary Activities: <u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u> <u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u> [The submitter highlighted NFL-R1, NFL-R2, NFL-R3, NFL-R4, NFL-R5, NFL-R6, NFL-R7 and NFL-R8]
Te Runanga o Ngai Tahu	185.87	MPZ - Māori Purpose Zone	General	General	Considers the Māori Purpose Zone is a critical part of the Plan to enable rakatirataka for Kāti Huirapa on their land. Acknowledges that the Zone envisages many activities becoming permitted and managed in a way that reflects the unique identities and values of the sites and enables mana whenua to make decisions about the form and nature of development that takes place on such land within a cultural framework. The zone itself is generally supported.	Not specified.
Te Runanga o Ngai Tahu	185.88	HH - Historic Heritage	Introduction	General	Considers that the overview gives plan users the impression that the only things of historic heritage value as buildings or colonial history. However, the definition of historic heritage (in the e- plan and RMA) is not limited to these things only. Changes are sought to clarify for the plan user that all the schedules contribute to the historic heritage of Timaru, and that where a site is located in multiple schedules (i.e. Schedules 3 and 6) that the provisions of all chapters must be considered.	Amend <b>HH-Historic Heritage Introduction</b> as follows: <i>Historic heritage values can be adversely impacted or lost through [...]The District Plan recognises and manages <del>two</del> three elements of historic heritage namely:</i> <i>1. Historic Heritage Items: [...] listed in SCHED3 - Schedule of Historic Heritage Items. [...]</i> <i>2. Historic Heritage Areas: [...]identified in SCHED4 -</i> <u>3. Sites of Significance to Māori: These are historic heritage sites which have high historic, social and cultural values and are listed in SCHED-6 Schedule of Sites and Areas of Significance to Kāti Huirapa.</u> <u>Where a historic heritage value is listed in multiple schedules then the provisions of all chapters must be considered.</u>
Te Runanga o Ngai Tahu	185.89	HH - Historic Heritage	Rules	General	Considers the extent of any impact on Kāti Huirapa values (especially those identified in the SASM schedule) should be a matter of discretion for all the activities requiring consent in this overlay.	Amend all the rules in the <b>HH-Historic Heritage Chapter</b> to include the following additional matters of discretion for all Restricted Discretionary Activities: <u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u> <u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u> [The submitter highlighted HH-R2; HH-R3, HH-R4, HH-R5; HH-R12; HH-R13 and HH-R14]
Te Runanga o Ngai Tahu	185.90	SASM - Sites and Areas of Significance to Māori	General	General	It is important to the submitter that sites of significance are protected. They are important for not only historical connection to the whenua, moana and wai but also contemporary and ongoing connections and relationship.	Retain the objectives, policies and rules within the <b>SASM - Sites and Areas of Significance to Māori</b> chapter as notified, expect where changes have been requested to an objective, policy or rule.
Te Runanga o Ngai Tahu	185.91	SASM - Sites and Areas of Significance	Introduction	General	Support the introduction but request clarification as to the SASM status as Historic Heritage.	Amend <b>SASM</b> chapter Introduction to acknowledge the Historic Heritage status of SASM.

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		to Māori				
Te Runanga o Ngai Tahu	185.92	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O1 Decision Making	Support this objective however recommended changes to provide for rakatirataka and kaitiakitaka. [NB: no specific changes requested in the relief sought).	Retain as notified.
Te Runanga o Ngai Tahu	185.93	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O2 Access and use	Support this objective, but recommend an increase in scope so that the objective can be considered when addressing potential cultural effects identified under other parts of the Plan (i.e. Outstanding Natural Landscapes).	Amend <b>SASM-O2 Access and use</b> as follows: <i>Kāti Huirapa are able to access, maintain and use resources and areas of cultural value within identified Sites and Areas of Significance <u>and cultural landscapes</u> to Kāti Huirapa.</i>
Te Runanga o Ngai Tahu	185.94	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O3 Protection of Sites and Areas of Significance	Support this objective, but recommend an increase in scope so that the objective can be considered when addressing potential effects on Kāti Huirapa values identified under other parts of the Plan (i.e. Outstanding Natural Landscapes).	Amend <b>SASM-O3 Protection of Sites and Areas of Significance</b> as follows: <i>The values of identified areas and sites of significance to Kāti Huirapa <u>and cultural landscapes</u> are recognised and protected from inappropriate subdivision, use and development <u>including inappropriate modification, demolition or destruction.</u></i>
Te Runanga o Ngai Tahu	185.95	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P4 Cultural access	Support this policy but recommend changes to clarify the purpose and goal of enhancing access for specific cultural reasons and tikaka.	Amend <b>SASM-P4 Cultural access</b> as follows: <i>Maintain <u>or enhance</u> existing access and <del>encourage landowners and applicants to explore opportunities and methods to enhance access</del>, for Kāti Huirapa to the identified sites and areas listed in SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa <u>for mahika kai, karakia, monitoring, cultural activities and ahi kā roa.</u></i>
Te Runanga o Ngai Tahu	185.96	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P5 Protection of values of Sites and Areas of Significance to Kāti Huirapa	Support this objective, however seeks an amendment which will increase the policy's scope so that it can be considered when addressing potential cultural effects identified under other parts of the Plan and clarifying that the protection of values includes the restriction of some activities.	Amend <b>SASM-P5 Protection of values of Sites and Areas of Significance to Kāti Huirapa</b> as follows: <i>Protect the identified values of the <u>landscape and</u> sites and areas listed in SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa <u>and other sensitive environments</u> through:</i> <ol style="list-style-type: none"> <li>1. retention of connections to whakapapa, history and cultural tradition; and</li> <li>2. protection of mauri and intangible values; and</li> <li>3. maintenance or enhancement of access by whānau for customary use and cultural purposes; and</li> <li>4. protection of site integrity; and</li> <li>5. ensuring sustainability of ecosystems supporting taoka species and mahika kai resources.</li> <li>6. <u>requiring activities on or adjoining sites and areas of significance to Māori to minimise adverse effects on the cultural, spiritual and/or heritage values, interests and associations of importance.</u></li> </ol>
Te Runanga o Ngai Tahu	185.97	SASM - Sites and Areas of Significance to Māori	Rules	General	Cultural effects can only be determined by Kāti Huirapa so the Submitter considers that any cultural impact assessment needs to be endorsed by Kāti Huirapa to ensure that all the effects are considered. This submission point applies to all the rules which refer to the cultural impact assessment.	Amend all matters of discretion in the rules of <b>SASM</b> chapter that refers to a cultural impact assessment be amended as follows: x. whether a cultural impact assessment <u>endorsed by Kāti Huirapa</u> has been undertaken and the proposal's consistency with the values identified in SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa; and [this applies to SASM-R1; SASM-R2 SASM-R3; SASM-R5, SASM-R6]
Te Runanga o Ngai Tahu	185.98	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	Supports the rule but submits that clarification on the amount of earthworks permitted is made to include depth in the calculation and have it limited to a site.	Amend <b>SASM-R1 Earthworks not including quarrying and mining</b> as follows: <b>Wāhi Tūpuna Overlay</b> <b>Activity status: Permitted</b> <b>Where:</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>PER-1</b></p> <p>The activity is either:</p> <ol style="list-style-type: none"> <li>1. earthworks, including those associated with and under new buildings/structures and those necessary for the installation of infrastructure / utilities, do not exceed a maximum area of <del>750m<sup>2</sup></del>-750m<sup>3</sup> per site; or</li> </ol> <p>[...]</p>
Te Runanga o Ngai Tahu	185.99	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R2 Buildings and structures, including additions and alterations to existing buildings and structures and network utilities	Supports the intent of this rule but submit that clarification is required to ensure that the rule protects the values identified.	Amend <b>SASM-R2</b> to provide clarity to plan users.
Te Runanga o Ngai Tahu	185.100	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R3 Indigenous vegetation clearance	Support this rule but submit that it should also apply to the Wāhi Tūpuna overlay.	Amend <b>SASM-R3</b> as follows: <b>SASM-R3 Indigenous vegetation clearance</b> <b>Wāhi taoka, wāhi tapu, wai taoka, <u>Wāhi Tūpuna</u> and wai tapu overlay</b> [...]
Te Runanga o Ngai Tahu	185.101	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R4 Temporary events	Considers it is not clear that all the activities in the Temporary Activities chapter are not permitted in the SASM overlay. A cross reference is sought in the TEMP chapter to clearly reference this rule.	1. Amend <b>SASM-R4 Temporary events</b> so the rule is retained AND 2. cross referenced specifically in the TEMP chapter.
Te Runanga o Ngai Tahu	185.102	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R5 Mining and quarrying	Supports the rule however considers it requires clarification as to the amount of earthworks and the provision is better suited to the EW - Earthworks chapter.	1. Amend <b>SASM-R5 Mining and quarrying</b> as follows: 1. <b>Wāhi tūpuna Overlay.</b> <b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> The mining and/or quarrying do not exceed a maximum area of <del>750m<sup>2</sup></del> ;750m <sup>3</sup> per site and [...] AND 2. Move this Rule to the EW - Earthworks Chapter.
Te Runanga o Ngai Tahu	185.103	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R6 Intensively farmed stock	Supports the intent of this rule but consider it could be clarified.	Amend <b>SASM-R6 Intensively farmed stock</b> to clarify the rule.
Te Runanga o Ngai Tahu - Trudy Heath	185.104	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R7 Subdivision	Considers it is not clear in the subdivision chapter that the status and matters of discretion will change in the SASM overlay. A cross reference is required sought in the SUB chapter to clearly reference this rule.  [Refer to original submission for full reason]	1. Retain as notified. AND 2. Is cross referenced specifically in the SUB chapter.

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Te Runanga o Ngai Tahu	185.10 5	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R8 Shelterbelts or woodlots or plantation forestry	Support this rule and seek its expansion to include all forestry in order to protect these clearly identified sites.	Amend <b>SASM-R8 Shelterbelts or woodlots or plantation forestry</b> to include all forestry activities.
Te Runanga o Ngai Tahu	185.10 6	GRUZ - General Rural Zone	Rules	GRUZ-R21 Rural industry	Considers that within the Rural zones, the matters listed in the Restricted Discretionary Activities do not seem to have any ability to consider the values of these overlays, particularly SASM rules unless the activity also requires consent under the SASM rules. Considers cultural values needs to be a matter of discretion in these zones.	Amend <b>GRUZ-R21 Rural industry</b> by adding an additional matter of discretion as follows: <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are restricted to:</b> 1. [...]  <i>7. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.10 7	GRUZ - General Rural Zone	Rules	GRUZ-R22 Emergency services facilities	Considers that within the Rural zones, the matters listed in the Restricted Discretionary Activities do not seem to have any ability to consider the values of these overlays, particularly SASM rules unless the activity also requires consent under the SASM rules. Considers cultural values needs to be a matter of discretion in these zones.	Amend <b>GRUZ-R22 Emergency services facilities</b> as follows: <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are restricted to:</b> 1. [...]  <i>7. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.10 8	GRUZ - General Rural Zone	Rules	GRUZ-R23 Expansion of existing consented quarries	Considers that within the Rural zones, the matters listed in the Restricted Discretionary Activities do not seem to have any ability to consider the values of these overlays, particularly SASM rules unless the activity also requires consent under the SASM rules. Considers cultural values needs to be a matter of discretion in these zones.	Amend <b>GRUZ-R23 Expansion of existing consented quarries</b> as follows: <b>Activity status: Restricted Discretionary</b> [...] <b>Matters of discretion are restricted to:</b> 1. [...]  <i>6. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.10 9	RLZ - Rural Lifestyle Zone	Rules	RLZ-R17 Emergency services, health care and community facilities	Considers that within the Rural zones, the matters listed in the Restricted Discretionary Activities do not seem to have any ability to consider the values of these overlays, particularly SASM rules unless the activity also requires consent under the SASM rules. Considers cultural values needs to be a matter of discretion in these zones.	Amend <b>RLZ-R17 Emergency services, health care and community facilities</b> as follows: <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are restricted to:</b> 1. [...]  <i>10. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Te Runanga o Ngai Tahu	185.11 0	SETZ - Settlement Zone	Rules	SETZ-R13 Industrial activities not listed in SETZ-R12	Considers that within the Rural zones, the matters listed in the Restricted Discretionary Activities do not seem to have any ability to consider the values of these overlays, particularly SASM rules unless the activity also requires consent under the SASM rules. Considers cultural values needs to be a matter of discretion in these zones.	Amend <b>SETZ-R13 Industrial activities not listed in SETZ-R12</b> as follows: <b>Activity status: Restricted Discretionary</b> [...] <b>Matters of discretion are restricted to:</b> 1. [...]  <i>7. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>Huirapa, including measures to avoid, remedy or mitigate adverse effects.</i>
Timaru District Holdings Limited	186.1	Planning Maps	Port Zone		Considers the extent/ boundaries of the Port Zone accurately reflect the extent of current Port operational activity, and the extent of business and industrial activity that has a close relationship with the Port.	Retain the area mapped as Port Zone as notified.
Timaru District Holdings Limited	186.2	Planning Maps	Major Hazard Facilities overlay		Notes that the mapping of Major Hazardous Facilities does not match Schedule 2. The planning maps refer "SHF" while the schedule refers "MHF". The descriptions of the MHF in the schedule do not match the mapped facilities. SHF-15 does not reflect the correct boundaries.	Amend Planning Maps to correctly reference the Major Hazard Facilities.
Timaru District Holdings Limited	186.3	Planning Maps	Areas within 250m from Major Hazard Facility		Notes these areas may need to be amended, if any Major Hazard Facility is incorrectly mapped, including SHF-15.	Amend the Planning Maps to show the correct depiction of areas within 250m of Major Hazard Facilities, in light of the related submission point on the error in mapping the MHF.
Timaru District Holdings Limited	186.4	Planning Maps	Noise Control Boundary Overlay	Port Noise Control Boundary	Considers the proposed Port Inner and outer Noise Control Boundary is consistent with that previously recommended by Acoustic Engineering Services, per their report of February 2022.	Retain both the Port Inner Noise Control Boundary and the Port Outer Noise Control Boundary as notified.
Timaru District Holdings Limited	186.5	Planning Maps	Specific Control Area	Height Specific Control Area	A Height Specific Control Area covers a large part of the Port Zone. This is inconsistent with Schedule 16B which states that the Height Specific Control Area is located in the General Industrial Zone only, and inconsistent with the rules of the Special Purpose Port Zone, which make no reference to the Height Specific Control Area. It therefore appears to serve no purpose.	Delete the Height Specific Control Area within the Port Zone.
Timaru District Holdings Limited	186.6	Definitions	Definitions	Port Activity	The definition appropriately reflects the range of activity that occurs within the PORTZ.	Retain as notified.
Timaru District Holdings Limited	186.7	Definitions	Definitions	Natural Hazard Sensitive Activity	The number of employees listed (two or more on a full time basis), is overly restrictive. Within the Port Zone for example, even relatively sparsely staffed storage warehouses would be caught by this definition.	Amend definition of <b>Natural Hazard Sensitive Activity</b> as follows: <i>means:</i> <i>Buildings which:</i> <ol style="list-style-type: none"> <li>4. contain one or more habitable rooms; and / or</li> <li>5. contain <del>two</del> <b>ten</b> or more employees on a full time basis; and / or</li> <li>6. are a place of assembly;</li> </ol> <i>but excludes regionally significant infrastructure and garages that are either detached or attached that do not meet the building code requirements for a habitable space.</i>
Timaru District	186.8	SW - Stormwater	Standards	SW-S2 Stormwater neutrality devices	Considers stormwater neutrality is onerous and impractical for the Port Zone, which been densely developed and has little	Delete <b>SW-S2</b> OR

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Holdings Limited		Management		or systems	space for the size of stormwater neutrality devices for large warehouse buildings and extensive sealed areas.	Amend <b>SW-S2</b> so that Port Zone is excluded.
Timaru District Holdings Limited	186.9	SW - Stormwater Management	Standards	SW-S3 Stormwater quantity permission requirements	Considers stormwater neutrality is onerous and impractical for the Port Zone, which been densely developed and has little space for the size of stormwater neutrality devices for large warehouse buildings and extensive sealed areas.	Delete <b>SW-S3.2</b> OR Amend <b>SW-S3.2</b> so that Port Zone is excluded.
Timaru District Holdings Limited	186.10	SW - Stormwater Management	Standards	SW-S4 Stormwater quality permission requirements	Considers the standard is impractical and onerous. The removal rates should be expressed as a trigger value, beyond which adverse water quality effects can be expected. Anything less than that trigger should be permitted.  Under the rule as written, a brand new roof would require reduction of suspended solids by more than 80%, even though a nil reduction would likely still result in a significantly less suspended solids discharge than, for example, a new road.	Delete <b>SW-S4</b> OR Amend <b>SW-S4</b> so that Port Zone is excluded.
Timaru District Holdings Limited	186.11	TRAN - Transport	Policies	TRAN-P3 Existing land transport infrastructure	The ongoing operation, maintenance and upgrading of existing land transport infrastructure is appropriate.	Retain as notified.
Timaru District Holdings Limited	186.12	TRAN - Transport	Standards	TRAN-S1 Landscaping where five or more at grade car parking spaces are provided for non-residential activities on a site	The Port Zone is a highly modified urban area with no ability to expand to meet future demand for port-related industry. The efficient use of land is critical. Landscaping in car parking areas would undermine efficiency and could cause a health and safety issue given reduced visibility.	Amend <b>TRAN-S1 Landscaping</b> so it does not apply to the Port Zone as follows: <b>TRAN-S1 Landscaping</b> <i>All Zones <u>except the Port Zone</u></i>
Timaru District Holdings Limited	186.13	CL - Contaminated Land	Rules	Note	It is appropriate that the District Plan should contain no rules controlling contaminated land and instead defer to the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.	Retain as notified.
Timaru District Holdings Limited	186.14	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Whilst it is agreed that the use of natural features and buffers for natural hazard mitigation is preferable where it practicable, such features are not always sufficient to enable hazard mitigation.	Amend <b>NH-O3 Natural hazard mitigation works</b> as follows: <i>Natural hazard mitigation works reduce risks to people and property, with a preference for the use of natural features and buffers <u>where practicable</u>.</i>
Timaru District Holdings Limited	186.15	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	The Port Zone is subject to flood hazard, and it is understood some land subject to a 0.5% AEP flood event. Is not practicable to achieve a floor level above that flood level. Also a lower floor level may in some cases be appropriate, if the building can be designed with resilience, this should be reflected in the policy.  Clause (5) specifies that major hazard facilities will not be inundated. This is likely not achievable in the Port Zone, where major hazard facilities are required (for functional and operational reasons) to locate in a Flood Assessment Area.	Amend <b>NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths</b> as follows:  <i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i> <i>1. it is not likely to suffer significant damage in a flood event; and</i> <i>2. it will not significantly affect the functioning of the flood plain; and</i> <i>3. it will not generate the need for new or upgraded public natural hazard mitigation works to mitigate or avoid the natural hazard; and</i> <i>4. a minimum floor level above the 0.5% AEP design flood level can be achieved <u>or the effects of flooding on the building can be mitigated</u>; and</i>

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						<p><del>5. major hazard facilities will not be inundated; and</del></p> <p>6. significant adverse effects on people and property are avoided; and</p> <p>7. increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated.</p>
Timaru District Holdings Limited	186.16	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	<p>Considers the rule lacks clarity as to whether the limits are applied on a per site, project or per zone basis.</p> <p>It is assumed that it is not a per zone limit as, for example, 250m<sup>2</sup> of earthworks per year across the entirety of the Port Zone (as most of the zone is within a Flood Assessment Area) would be highly restrictive. The rule should be amended to make clear the volume is per site.</p>	<p>Amend <b>NH-S2 Volume of earthworks</b> as follows:</p> <p><b>Flood Assessment Areas Overlay</b></p> <p>The earthworks do not exceed:</p> <ul style="list-style-type: none"> <li>• 2,000m<sup>2</sup> in area in any calendar year in a Rural zone <u>site</u>; and</li> <li>• 250m<sup>2</sup> in area in any calendar year in any <u>site within any</u> other zone</li> </ul> <p>[...]</p>
Timaru District Holdings Limited	186.17	HS - Hazardous Substances	Policies	HS-P1 New Major Hazard Facilities and additions to existing Major Hazard Facilities	<p>Under clause 3, new or additional major hazard facilities could potentially not establish in the Port Zone. This is impractical and onerous given the operational requirement for those facilities to locate at the Port. Clause 4 provides for Major Hazard Facilities to locate in Natural Hazard Areas where measures are taken to minimise adverse effects, which is a practicable requirement, this clause is therefore supported.</p>	<p>Amend <b>HS-P1.3 New Major Hazard Facilities and additions to existing Major Hazard Facilities</b> to exclude its application to the Port Zone</p> <p>AND</p> <p>Retain <b>HS-P1.4</b>.</p>
Timaru District Holdings Limited	186.18	HS - Hazardous Substances	Policies	HS-P2 Repair and maintenance of existing Major Hazard Facilities	<p>It is important to enable the repair and maintenance of existing Major Hazard Facilities.</p>	<p>Retain as notified.</p>
Timaru District Holdings Limited	186.19	HS - Hazardous Substances	Policies	HS-P4 Hazardous facilities (other than Major Hazard Facilities)	<p>Considers Clause 1 is problematic for hazardous facilities located within the Port Zone (the entirety of which is a sensitive environment due to its location within the Coastal Environment Area).</p>	<p>Amend <b>HS-P4 Hazardous facilities (other than Major Hazard Facilities)</b> as follows:</p> <ol style="list-style-type: none"> <li>1. Enable hazardous facilities (other than Major Hazard Facilities), provided that: <ol style="list-style-type: none"> <li>a. <u>Other than the Port Zone</u>, The facility is located outside of a sensitive environment (except for a Flood Assessment Area); and</li> <li>b. The facility is located within a Flood Assessment Area where the flood hazard can be mitigated; and</li> </ol> </li> <li>2. <u>Other than the Port Zone</u>, Only allow hazardous facilities (other than Major Hazard Facilities) in sensitive environments where the risks to the sensitive environments can be avoided in the first instance, or where avoidance is not possible, minimised.</li> </ol>
Timaru District Holdings Limited	186.20	HS - Hazardous Substances	Rules	HS-R1 Use and/or storage of hazardous substances in a hazardous facility (excluding Major Hazard Facilities)	<p>Considers that PER-1 creates an unnecessary consent burden, as all new hazardous facilities would require resource consent. PER-2 is more reasonable.</p>	<p>Amend <b>HS-R1 Use and/or storage of hazardous substances in a hazardous facility (excluding Major Hazard Facilities)</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1 (Excluding the Port Zone)</b></p> <p>The hazardous facility is located outside a sensitive environment (other than a Flood Assessment Area Overlay); and</p> <p><b>PER-2</b></p> <p>The activity is within a Flood Assessment Area Overlay and the hazardous facility has a finished</p>

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						<i>floor level equal to or higher than the minimum floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1.</i>
Timaru District Holdings Limited	186.21	HS - Hazardous Substances	Rules	HS-R2 Maintenance and repair of Major Hazard Facilities	Maintenance and repair of Major Hazard Facilities is necessary and important.	Retain as notified.
Timaru District Holdings Limited	186.22	HS - Hazardous Substances	Rules	HS-R4 New Major Hazard Facilities and additions to Major Hazard Facilities	Support provision for new Major Hazard Facilities and additions to existing facilities.	Retain as notified.
Timaru District Holdings Limited	186.23	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Recognises existing urban activities in the Coastal Environment, which includes a wide range of urban activity in the Port Zone, and provides for their ongoing activity.	Retain as notified.
Timaru District Holdings Limited	186.24	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Considers the policy does not recognise that activities within the Port, and related industrial activities, have a functional and operational requirement to locate in the Coastal Environment. This should be a matter for consideration in the risk-based approach.	Amend <b>CE-P3 Identifying coastal hazards</b> as follows: <i>Identify Coastal Hazard Areas on the planning maps and take a risk-based approach to the management of subdivision, use and development based on the following:</i> <i>1. the sensitivity of the activity or use to loss of life, potential damage from a coastal natural hazard, the need for reliance on emergency services, and the ability for the activity or use to recover after a coastal natural hazard; and</i> <i>2. the likelihood of adverse effects on people and property from a coastal natural hazard; and</i> <i>3. the impact on the wider community from the loss of, or damage to, the activity or use; <u>and</u></i> <i>4. <u>a functional or operational need to locate in the Coastal Hazard Area.</u></i>
Timaru District Holdings Limited	186.25	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	The policy appropriately recognises that urban zoned coastal areas have different qualities than non-urbanised coastal areas.	Retain as notified.
Timaru District Holdings Limited	186.26	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	The policy appropriately recognises that development in existing urban areas will likely be appropriate where it is consistent with the anticipated character and qualities of the zone. It also appropriately recognises the need for Infrastructure to locate there.	Retain as notified.
Timaru District Holdings Limited	186.27	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Clause 2 of this policy is problematic, as “avoid” sets a very high threshold, yet even a small amount of temporary coastal inundation could be deemed to increase the risk of economic harm from a coastal natural hazard (albeit that harm may only fall to the building owner), as “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay of the Port Zone, under this policy.	Amend <b>CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)</b> as follows: <i>1. [...];</i> <i>2. Within existing urban areas, <u>other than the Port Zone</u>, avoid increasing the risk of social, economic, or environmental harm from coastal natural hazards.</i>
Timaru District Holdings Limited	186.28	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally)	CE-R4.1 Provision for buildings and structures as a permitted activity in urban areas of the Coastal Environment area overlay is appropriate. Considers the requirement for the buildings to be able to be made completely watertight may not be able to be economically achieved. Provided the materials of the	Retain <b>CE-R4.1</b> as notified AND Amend <b>CE-R4.4</b> as follows:



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				Significant Infrastructure and fences)	building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	<b>PER-4</b> <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials <del>that will be watertight and any openings below this level must be capable of being sealed mechanically.</del></i>
Timaru District Holdings Limited	186.29	CE - Coastal Environment	Rules	CE-R6 Land disturbance	Support provision for land disturbance in Coastal Environment Area Overlay and Sea Water Inundation Overlay as permitted activities.	Retain as notified.
Timaru District Holdings Limited	186.30	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Considers the requirement for the buildings to be able to be made completely watertight is unhelpfully onerous and may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	Amend <b>CE- R.7.1 Regionally Significant Infrastructure - maintenance and upgrade</b> as follows: [...] <b>PER-5</b> <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials <del>that will be watertight and any openings below this level must be capable of being sealed mechanically</del></i>
Timaru District Holdings Limited	186.31	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Considers the requirement for the buildings to be able to be made completely watertight is unhelpfully onerous and may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	Amend <b>CE- R.8.1 Regionally Significant Infrastructure - new</b> as follows: [...] <b>PER-4</b> <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials <del>that will be watertight and any openings below this level must be capable of being sealed mechanically.</del></i>
Timaru District Holdings Limited	186.32	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Considers it is appropriate for this rule to defer to the underlying Port Zone height standard.	Retain as notified.
Timaru District Holdings Limited	186.33	CE - Coastal Environment	Standards	CE-S2 Site coverage	Considers it is appropriate for this rule to defer to the underlying urban zone coverage standard.	Retain as notified.
Timaru District Holdings Limited	186.34	CE - Coastal Environment	Standards	CE-S3 Building and structure external materials	Considers it is appropriate for the Port Zone to be exempted from this standard, noting for some buildings in the Port Zone there is a requirement for highly reflective colour to be utilised (e.g. cool stores, fuel storage).	Retain as notified.
Timaru District Holdings Limited	186.35	LIGHT - Light	Introduction	Artificial outdoor lighting	Considers the final paragraph of the introduction accurately reflects the role of the Light Management Plan in managing lighting within the Port Zone and recognises the importance of lighting for health and safety purposes for 24-hour operation of the Port.	Retain the <b>Introduction</b> as notified.
Timaru District Holdings Limited	186.36	LIGHT - Light	Rules	LIGHT-R1 Artificial outdoor lighting outside light sensitive areas	Supports the exclusion of the Port Zone from this rule, as Port lighting is more appropriately managed under LIGHT-R1.2. And considers the rule provides appropriate flexibility for night time Port operations whilst ensuring that exterior lighting does not unduly adversely affect adjoining residential zone	Retain the exclusion of the Port Zone from <b>LIGHT-R1.1</b> as notified.

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Timaru District Holdings Limited	186.37	NOISE - Noise	Rules	NOISE-R1 Activities generating noise not otherwise specified in the Rules section	Supports application of this rule only to activities generating noise not otherwise specified in the Rules section. Noise from activities generated in the Port Zone is more appropriately controlled under Rule NOISE-R8 only.	Retain <b>NOISE-R1</b> as notified, which does not apply to noise generated within the Port Zone.
Timaru District Holdings Limited	186.38	NOISE - Noise	Rules	NOISE-R8 Noise from activities within the Port Zone	<p>Provision for the management of noise from activities within the Port Zone via a specific rule is supported, given the distinctive circumstances of the Port of Timaru, being regionally significant infrastructure that requires 24-hour operation. It is also appropriate that noise from core Port activities is measured via NZS 6809:1999 Acoustics Port Noise Management and Land use Planning, as that standard was developed specifically to address the particular characteristics and circumstances of Port noise.</p> <p>However, the rule as drafted has several issues:</p> <ul style="list-style-type: none"> <li>- the Port Noise Control Boundaries (Inner and Outer) are only intended to apply outside the Port Zone</li> <li>- The Port Noise Control Boundaries were modelled based on Port noise generation from within Precinct 7 only</li> <li>- There appears to be no noise rule applying to Port Zone activities that sit outside the Port Noise Control Boundaries, but inside the Port Zone</li> <li>- The measurement of industrial and other noise within the Port Zone (i.e. non-Port industrial and other activity occurring outside Precinct 7) is more appropriately measured under NZS 6801:2008 Acoustics - Measurement of environmental sound, and assessed in accordance with NZS 6802:2008 Acoustics - Environmental noise.</li> </ul>	<p>Amend <b>NOISE-R8 Noise from activities within the Port Zone</b> as follows:</p> <p><b>PER-1</b> <u>Within Precinct 7, the maximum noise generated from activities is measured in accordance with NZS 6809:1999 Acoustics Port Noise Management and Land Use Planning; and</u></p> <p><b>PER-2</b> <u>Except Precinct 7, NOISE-S1 is complied with; and</u></p> <p><b>PER-2 3</b> When measured at any point <u>outside the Port Zone</u>, at or landward of the Port Noise Inner control boundary shown on the planning maps, the following noise limits apply <u>within Precinct 7</u>:</p> <ol style="list-style-type: none"> <li>3. the 5 day L<sub>dn</sub> noise limit must not exceed 65 dB L<sub>dn</sub>;</li> <li>4. L<sub>Aeq</sub> 'night' (10pm to 7am) must not exceed 60 dB L<sub>Aeq (9hours)</sub> provided that no single 15 minute measurement will exceed 65 dB L<sub>Aeq</sub> and 85dBA L<sub>Amax</sub></li> </ol> <p><b>PER-3 4</b> When measured at any point <u>outside the Port Zone</u>, at or landward of the Port noise outer control boundary shown on the planning maps, the following noise limit applies <u>within Precinct 7</u>:</p> <ol style="list-style-type: none"> <li>2. on any day between 10pm to 7am the following day, noise generated must not exceed 52 dB L<sub>Aeq (9hours)</sub> provided that no single 15 minute sound measurement level must not exceed 57 dB L<sub>Aeq</sub> and 77 dB L<sub>Amax</sub>;</li> </ol> <p><b>PER-5</b> <u>Except Precinct 7, NOISE-S2 is complied with for the following zones only:</u></p> <ol style="list-style-type: none"> <li>1. <u>General Residential Zone;</u></li> <li>2. <u>Medium Density Residential Zone;</u></li> <li>3. <u>Mixed Use Zone;</u></li> <li>4. <u>Central City Commercial.</u></li> </ol> <p>Note: For the purpose of Port Noise, daytime is defined as 7am to 10pm on any day, and night time is defined as 10pm to 7am the following day.</p>
Timaru District Holdings Limited	186.39	NOISE - Noise	Standards	Table 24 - Noise performance standards	Notes that the land referred to is zone Port Zone, not General Industrial.	<p>Amend <b>Table 24 - Noise performance standards</b> as follows:</p> <p>Retain:</p> <ol style="list-style-type: none"> <li>3. <u>Within any part of a site in the Medium Density Residential Zone, but, where noise is generated from within the Port Zone, excluding those sites located between the Terrace</u></li> </ol>

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						<p>and the Main South Railway Line.</p> <p>AND</p> <p>Amend:</p> <p>3. Within any part of a site in the following zones:</p>
						<p>a. Large Format Retail Zone</p> <p>b. Town Centre Zone</p> <p>c. City Centre Zone</p> <p>d. General Industrial Zone, <del>excluding those sites located to the east of the Main South Railway Line and forming part of, or adjoining the Port of Timaru.</del></p> <p>[...]</p>
Timaru District Holdings Limited	186.40	RELO - Relocated Buildings and Shipping Containers	Policies	RELO-P1 Relocated buildings and shipping containers in General Industrial Zone	Notes that shipping containers and relocatable buildings are common in the Port Zone and, in respect of shipping containers in particular, fundamental to its operations.	Retain as notified.
Timaru District Holdings Limited	186.41	RELO - Relocated Buildings and Shipping Containers	Rules	RELO-R1 Placement of a relocated building	Notes that relocatable buildings are common in the Port Zone and it is appropriate provision is made for them as a permitted activity.	Retain as notified.
Timaru District Holdings Limited	186.42	RELO - Relocated Buildings and Shipping Containers	Rules	RELO-R2 Placement of a shipping container	Notes that shipping containers are common in the Port Zone and fundamental to its operations.	Retain as notified.
Timaru District Holdings Limited	186.43	SIGN - Signs	Rules	SIGN-R4 Any signs not otherwise address in the Rules section of this chapter	Considers the signage provisions in is appropriately flexible for the Port Zone.	Retain <b>SIGN-R4.3</b> as notified.
Timaru District Holdings Limited	186.44	SIGN - Signs	Standards	SIGN-S3 Maximum height of signage	Considers the proposed height limits (SIGN-S3.2) are appropriate for the Port Zone.	Retain <b>SIGN-S3.2</b> as notified.
Timaru District Holdings Limited	186.45	SIGN - Signs	Standards	SIGN-S4 Maximum area of a sign	The signage provision (SIGN-S4.6) is appropriately flexible for the Port Zone.	Retain <b>SIGN-S4.6</b> as notified.
Timaru District Holdings Limited	186.46	SIGN - Signs	Standards	SIGN-S6 Maximum number of signs (not including Official signs and Temporary signs)	The signage provision (SIGN-S6.1) is appropriately flexible for the Port Zone.	Retain <b>SIGN-S6.1</b> as notified.
Timaru	186.47	CCZ - City	Introductio	The City Centre	Consistent feedback through Council's consultation on the CBD	Amend the <b>Introduction</b> to the <b>City Centre Zone</b> as follows:

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District		Centre Zone	n	Zone is applied to	is the need for public open space in the CBD. There is no recognition of the need for public open space in the City	[...]
Holdings Limited				Timaru's central city area	Centre Zone chapter, or mechanisms that enable its contemplation.	<i>There is also a need to maintain and improve the quality of the City Centre Zones streetscapes to ensure a high-quality urban environment. This will help improve the experience of people visiting the city centre and in turn improve the quality of retailing and make it a desirable place to live and work. <u>This may include provision of an area or areas of public open space within the City Centre.</u></i> [...]
Timaru District Holdings Limited	186.48	CCZ - City Centre Zone	Policies	CCZ-P4 Streetscape and character	Consistent feedback through Council's consultation on the CBD is the need for public open space in the CBD. There is no recognition of the need for public open space in the City Centre Zone chapter, or mechanisms that enable its contemplation.	Amend <b>CCZ-P4 Streetscape and character</b> as follows:  <i>Maintain or enhance the values associated with scheduled heritage items and historic heritage areas and the amenity values of high-quality streetscape, by requiring:</i>  1. ...; and  4. <i>that demolition of existing buildings and the erection of new buildings minimises gaps in the streetscape, <u>other than where public open space is proposed</u>; and</i>
Timaru District Holdings Limited	186.49	CCZ - City Centre Zone	Rules	CCZ-R6 Demolition of any buildings	There is no recognition of the need for public open space in the City Centre Zone chapter, or mechanisms that enable its contemplation. This rule needs to be amended to allow demolition of buildings where public open space is specifically proposed.  Restricted discretionary activity status is supported for non-compliance with this rule, which will allow consideration of potential adverse effects without being unnecessarily restrictive of proposals that have the potential to benefit the City Centre.	Retain RDA activity status for CCZ-R6 Demolition of any buildings, AND  <b>Activity status: Controlled</b> <b>Where:</b> <b>CON-1</b> <i>The resource consent application is lodged concurrently with the application under CCZ-R7 for a new building; <u>Or</u></i>  <b>CON-2</b> <i><u>The resource consent application is lodged concurrently with an application to establish public open space under CCZ-RX.</u></i>  <b>Matters of control are restricted to:</b>  <b>CON-1</b> <i>1. the duration between the demolition of the building and construction of a new building; and</i> <i>2. measures to ensure the construction of the new building; and</i> <i>3. any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building.</i>  <b>CON-2</b> <i><u>1. the duration between the demolition of the building and establishment of the public space;</u></i> <i><u>2. landscaping and other measures proposed to ensure the site will provide a high quality of public open space;</u></i> <i><u>3. any mitigation measure proposed to minimise the impact on the streetscape during construction of the public open space.</u></i>  <b>Activity status where compliance not achieved with CON-1 <u>and</u> CON-2: Restricted Discretionary</b>

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Timaru District Holdings Limited	186.50	CCZ - City Centre Zone	Rules	New	Opposes the lack of recognition for the need for public open space in the CBD. A rule to allow public open space should be included, that also allows consideration of both the appropriateness of the location of proposed open space, and the quality of the space to be established.	<p>Insert new rule <b>CCZ-RX</b> as follows:</p> <p><b><u>City Centre Zone</u></b></p> <p><b><u>Public Open Space Activity status: Restricted Discretionary</u></b></p> <p><b><u>Matters of Discretion are restricted to:</u></b></p> <p><b><u>1. the extent to which the scale, location and design of the space will maintain and enhance amenity values, connectivity, public access and encourage public enjoyment;</u></b></p> <p><b><u>2. whether the public open space is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;</u></b></p> <p><b><u>3. the extent to which landscaping, including hard surfaces, planting and seating, will contribute to a high quality urban environment; and</u></b></p> <p><b><u>4. the legal mechanism proposed to ensure the site is protected as public open space.</u></b></p> <p><b><u>Activity status where compliance not achieved: Not applicable.</u></b></p>
Timaru District Holdings Limited	186.51	CCZ - City Centre Zone	Standards	CCZ-S3 Verandahs	Considers CCZ-S3 should only apply to buildings fronting Stafford Street, north of George Street. This will help address the elongated nature of the CBD by allowing for more concentrated activities north of George Street and better recognise the more open existing streetscape, south of George Street, where many buildings do not currently have verandahs, are setback from the boundary, and includes numerous vehicle crossings and direct access parks.	<p>Amend <b>CCZ-S3 Verandahs</b> as follows:</p> <p><b><u>City Centre Zone, on sites fronting Stafford Street north of George Street</u></b></p>
Timaru District Holdings Limited	186.52	CCZ - City Centre Zone	Standards	CCZ-S4 Active street frontage	Considers Clause 2 is too restrictive when applied across the entire zone. The existing streetscape of Stafford Street, particularly south of George Street should be recognised, which includes buildings without verandahs and vehicle crossing and direct access car parking..	<p>Amend <b>CCZ-S4 Active street frontage</b> as follows:</p> <p><b><u>City Centre Zone</u></b></p> <p><b><u>1. Except for residential activities within the Southern Centre Precinct and along Stafford Street south of George Street, all new buildings shall be built up to the street frontage.</u></b></p> <p><b><u>2. There must be no vehicle crossings across footpaths or pedestrian areas except along Stafford Street south of George Street.</u></b></p> <p><b><u>3. [...]</u></b></p> <p><b><u>[...]</u></b></p>
Timaru District Holdings Limited	186.53	PORTZ - Port Zone	Introduction	Introduction	The introduction reflects the nature and range of activities undertaken in the Port Zone and the value of the Port to Timaru.	Retain <b>Introduction</b> to the <b>Port Zone Chapter</b> as notified.
Timaru District Holdings Limited	186.54	PORTZ - Port Zone	Objectives	PORTZ-O1 Purpose of the Port Zone	The objective appropriately provides for the establishment, operation and ongoing growth of activities in the Port Zone whilst also recognising the role and amenity values of immediately adjoining zones.	Retain as notified.
Timaru District Holdings Limited	186.55	PORTZ - Port Zone	Objectives	PREC7-O1 Purpose of the Port Operational Area	The objective reflects the purpose of the Port Operational Area.	Retain as notified.
Timaru	186.56	PORTZ - Port Zone	Policies	PREC7 - P1 Port	The efficient operation, use and development of the Port is	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
District Holdings Limited		Zone		operation, use and development	vital to the wellbeing of the District.	
Timaru District Holdings Limited	186.57	PORTZ - Port Zone	Policies	PORTZ-P1 Compatible activities in the Port Zone	The policy will assist in guiding the range of industrial, commercial and residential activity that are not Port Activities, but which nonetheless may appropriately locate in the zone.	Retain as notified.
Timaru District Holdings Limited	186.58	PORTZ - Port Zone	Policies	PORTZ-P2 Effects of Port activities	The policy provides for critical Port Activities within the zone, and recognises that adverse effects from Port Activities need to be mitigated as far as practicable, but that nevertheless the functional needs of the Port may constrain the practicality of some mitigation (e.g. the Port requires 24 hour operation and so must therefore be well lit for health and safety reasons).	Retain as notified.
Timaru District Holdings Limited	186.59	PORTZ - Port Zone	Policies	PORTZ-P3 Offensive trades	Considers that offensive trades should be able to establish in the Port Zone but should also require mitigation to ensure they don't create unreasonable adverse nuisance effects on adjoining zones. The proposed policy reflects this.	Retain as notified.
Timaru District Holdings Limited	186.60	PORTZ - Port Zone	Rules	PORTZ-R1 Port activities	The rule provides flexibility to establish a range of Port Activities in the Port Zone as a permitted activity.	Retain as notified.
Timaru District Holdings Limited	186.61	PORTZ - Port Zone	Rules	PORTZ-R2 Emergency service facilities, including coastguard, and ancillary activities	Emergency service facilities, including the coastguard, are an important activity in the Port Zone and it is appropriate it is provided for as a permitted activity.	Retain as notified.
Timaru District Holdings Limited	186.62	PORTZ - Port Zone	Rules	PORTZ-R3 Industrial activity and ancillary activities	<p>PORTZ-R3.1: A range of industrial and ancillary activities occur in the Port Zone currently (outside the Port Operational Area), primarily where they have a direct relationship with Port Activities in some way. It is appropriate that industrial activity continues to be permitted. As both residential activity and offensive trade activity may only be appropriate in some restricted circumstances, fully discretionary activity status is suitable to allow full consideration of the potential effects of those activities.</p> <p>PORTZ-R3.2: While there may be some instances where industrial activities are appropriate within the Port Operational Area, for the most part that area is anticipated to be used for Port Activities only and given the very limited potential for expansion of the Port land area, it is vital that the Port Operational Area be protected from uses that do not have a necessity to be there.</p>	Retain as notified.
Timaru District Holdings Limited	186.63	PORTZ - Port Zone	Rules	PORTZ-R4 Residential activity and associated buildings and structures	Considers that residential activity in the Port Zone should only be allowed where it is ancillary to a Port Activity or industrial activity. This rule appropriately reflects that.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru District Holdings Limited	186.64	PORTZ - Port Zone	Rules	PORTZ-R6 Any other activity not listed in this chapter	Fully discretionary activity status is appropriate for all other activities in the Port Zone, as it will allow for consideration of all potential effects associated with any unanticipated activity in the zone.	Retain as notified.
Timaru District Holdings Limited	186.65	PORTZ - Port Zone	Standards	PORTZ-S1 Height of buildings and structures	The proposed height limit allows sufficient flexibility to provide for a range of Port and industrial related activity. The proposed exemptions are supported as the listed activities are key aspects of the function and operation of the Port.	Retain as notified.
Timaru District Holdings Limited	186.66	PORTZ - Port Zone	Standards	PORTZ-S2 Height in relation to boundary	Considers that to assist with managing and mitigating potential adverse effects of tall structures and buildings in close proximity to a residential zone, it is appropriate that recession planes be applied at the boundary of any residential zone.	Retain as notified.
Timaru District Holdings Limited	186.67	PORTZ - Port Zone	Standards	PORTZ-S3 Building colour and reflectivity	So as to assist with managing and mitigating potential adverse effects of highly reflective buildings in close proximity to a residential zone, it is appropriate that minimum reflectivity levels be stipulated.	Retain as notified.
Timaru District Holdings Limited	186.68	PORTZ - Port Zone	Standards	PORTZ-S4 Outdoor storage	So as to assist with managing and mitigating potential adverse effects of outdoor storage areas that are located in close proximity residential zones, it is appropriate to require storage to be setback from any shared boundaries. Given the important role of outdoor storage in the Port Zone, 15m is an appropriate set back.	Retain as notified.
Timaru District Holdings Limited	186.69	SCHED2 - Schedule of Major Hazard Facilities	SCHED2 - Schedule of Major Hazard Facilities	General	The schedule for Major Hazard Facilities does not match the mapped facilities. The planning maps refer "SHF" while the schedule refers "MHF".	Amend <b>Schedule 2</b> to correctly reference the Major Hazard Facilities.
Timaru District Holdings Limited	186.70	SCHED3-4 - Schedules of Historic Heritage Chapter	SCHED3 - Schedule of Historic Heritage Items	HHI-75 Sailors' Rest/South Canterbury Seafarers' Centre	There is a Certificate of Compliance for the demolition of HHI-75 Sailors' Rest/South Canterbury Seafarers' Centre, which the submitter intends to implement. The heritage listing should therefore be deleted.	Delete listing <b>HHI-75 Sailors' Rest/South Canterbury Seafarers' Centre</b> .
Timaru District Holdings Limited	<del>186.71</del>				Submission point deleted due to duplication, refer submission point 186.70.	Refer submission point 186.70.
KiwiRail Holdings Limited	187.1	Definitions	Definitions	Functional need	Supports the inclusion of this definition in the Proposed Plan.	Retain as notified.
KiwiRail Holdings Limited	187.2	Definitions	Definitions	Land transport infrastructure	Supports as it means any infrastructure, land, building, equipment or devices that support the movement of people and goods by land including railway tracks, bridges, tunnels, signalling, access tracks and facilities.	Retain as notified.
KiwiRail Holdings	187.3	Definitions	Definitions	Maintenance	Supports the inclusion of this definition which provides for work required to keep structures, building or infrastructure in	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited					good condition or operation.	
KiwiRail Holdings Limited	187.4	Definitions	Definitions	Network utility	Supports this definition as it applies to a project, work, system or structure that is a network utility operation undertaken by a network utility operator.	Retain as notified.
KiwiRail Holdings Limited	187.5	Definitions	Definitions	Network utility operator	Supports the use of the RMA meaning of Network Utility Operator, which includes railway activities. This approach supports the integrated management and provision of key infrastructure.	Retain as notified.
KiwiRail Holdings Limited	187.6	Definitions	Definitions	Noise sensitive activity	Seeks amendment to the definition of Noise Sensitive Activity to list all noise sensitive activities to assist with clear interpretation.	Amend the definition of <b>Noise Sensitive Activity</b> as follows: <i>Means <u>any lawfully established:</u></i> <i><u>a. residential activity, including activity in visitor accommodation or retirement accommodation, including boarding houses, residential visitor accommodation and papakāinga;</u></i> <i><u>b. Educational educational activity;</u></i> <i><u>c. health care activity, including hospitals;</u></i> <i><u>d. congregation within any place of worship; and</u></i> <i><u>e. activity at a marae.</u></i> <i><del>a.—Residential activities;</del></i> <i><del>b.—Visitor accommodation;</del></i> <i><del>c.—Educational facility;</del></i> <i><del>d.—Healthcare activities; and</del></i> <i><del>e.—Marae (building only)-</del></i>
KiwiRail Holdings Limited	187.7	Definitions	Definitions	Operational need	Supports the inclusion of this definition in the Proposed Plan.	Retain as notified.
KiwiRail Holdings Limited	187.8	Definitions	Definitions	Public transport	Support that the definition of Public Transport includes rail vehicle as a service for the carriage of passengers for hire or reward, and that includes a public transport interchange, park and ride facilities, drop-off and pick-up points, cycle parking, shelters, waiting rooms, and ticket office.	Retain as notified.
KiwiRail Holdings Limited	187.9	Definitions	Definitions	Railway line	Supports use of the definition provided in Section 4 of the Railways Act 2005. The Submitter notes that definition this does not cover the rail corridor which includes the railway line and adjoining land that is designated in the plan and used for railway purposes	Retain as notified noting the scope of the definition doesn't include all aspects of the rail corridor.
KiwiRail Holdings Limited	187.10	Definitions	Definitions	Regionally significant infrastructure	Support that regionally significant infrastructure includes the strategic land transport network.	Retain as notified.
KiwiRail Holdings Limited	187.11	Definitions	Definitions	Repair	Supports the inclusion of this definition in the Proposed Plan.	Retain as notified.
KiwiRail Holdings	187.12	Definitions	Definitions	Replacement	Supports the inclusion of this definition in the Proposed Plan.	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited						
KiwiRail Holdings Limited	187.13	Definitions	Definitions	Reverse sensitivity	Supports subject to amendment. Considers the definition should recognise that in the context of rail, activities are more than operation of the railway and should encompass development, upgrading and ongoing maintenance of the rail network including rail yards. [see original submission for full reason}	Amend the definition of <b>Reverse Sensitivity</b> as follows: <i>means the potential for the <u>development, upgrading, operation and maintenance</u> of an <u>approved, existing lawfully permitted established</u> 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 <u>approved, existing or permitted</u> activity.</i>
KiwiRail Holdings Limited	187.14	Definitions	Definitions	Sensitive activity	Supports the listed activities within this definition, however, also considers that the list should be expanded to capture all sensitive activities.	Amend the definition of <b>Sensitive Activity</b> as follows: <i>means:</i> 1. Residential activities; 2. Education facilities and preschools; 3. Guest & visitor accommodation; 4. <u>Retirement Home;</u> 5. <u>4. Health care facilities which include accommodation for overnight care;</u> <del>5. 6.</del> Hospitals; <del>6. 7.</del> Community facility; <del>7. 8.</del> Marae (building only) <u>and papakāinga;</u> or <del>8. 9.</del> Place of <u>assembly worship.</u> [...]
KiwiRail Holdings Limited	187.15	Definitions	Definitions	Upgrading / Upgrade	Supports specific ability to replace, renew or improve existing infrastructure resulting in an increase in carrying capacity as upgrading.	Retain as notified.
KiwiRail Holdings Limited	187.16	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Seeks an amendment to provide for the protection of regionally significant infrastructure from reverse sensitivity effects. The rail network can be vulnerable to adverse effects when incompatible subdivision, land use and development is located adjacent to an established rail line.	Amend <b>SD-O8 Infrastructure</b> as follows: <i>Across the District:</i> i. [...]. <u>v. avoid, remedy or mitigate adverse effects, including reverse sensitivity effects, of subdivision, land use and development on regionally significant infrastructure.</u>
KiwiRail Holdings Limited	187.17	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Supports clause x. of this strategic direction as it seeks to minimise and avoid conflict between incompatible activities by controlling the location of activities.	Retain <b>UFD-O1 Settlement Patterns, clause x</b> as notified.
KiwiRail Holdings Limited	187.18	EI - Energy and Infrastructure	Objectives	EI-O1 Regionally Significant Infrastructure	Supports the objective as it is . appropriate to recognise that providing for the health and well-being of our communities relies on having appropriate planning provisions in place, such as controls on development near the rail corridor and other regionally significant infrastructure.	Retain as notified.
KiwiRail Holdings Limited	187.19	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	Supports recognition of the functional or operational need for infrastructure to, in some instances, be located in sensitive environments. In these cases, the submitter supports that adverse effects must be remedied or mitigated	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.20	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Supports this objective. Considers the rail corridor is vulnerable to adverse effects, including reverse sensitivity effects, when incompatible land uses are located near the rail corridor without appropriate development controls are in place.	Retain as notified.
KiwiRail Holdings Limited	187.21	EI - Energy and Infrastructure	Policies	EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities	Supports the recognition of the benefits and operational needs of infrastructure. The enabling of the operation, maintenance, repair, upgrade and development of the railway is crucial to ensure the safety and efficiency of the South Island rail network is maintained.	Retain as notified.
KiwiRail Holdings Limited	187.22	EI - Energy and Infrastructure	Policies	EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure	Supports the management of adverse effects of infrastructure while recognising the matters specified in clause 2. of this policy. But considers that since the rail network is linear in nature and it is not always possible to avoid sensitive areas and internalise all adverse effects. Therefore, an amendment is sought to . recognise this.	Amend <b>EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure</b> as follows: <ol style="list-style-type: none"> <li>1. <i>Provide for Regionally Significant Infrastructure and other infrastructure where any adverse effects are appropriately managed by:</i> <ol style="list-style-type: none"> <li>a. <i>seeking to avoid, <u>remedy or mitigate</u> adverse effects on the identified values and qualities of Outstanding Natural Landscapes and Outstanding Natural Features, Visual Amenity Landscapes, the Coastal Environment, Significant Natural Areas, High Naturalness Waterbodies Areas, Sites of Significance to Māori, historic heritage, cultural, and archaeological areas, riparian margins and notable trees; and</i></li> <li>b. <i>[...]</i></li> </ol> </li> </ol> <p><i>[...]</i></p>
KiwiRail Holdings Limited	187.23	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	Supports the that the policy seeks to ensure that incompatible activities are appropriately located or designed so they do not compromise the safe, effective and efficient operation, maintenance, repair, development or upgrading of the rail corridor.	Retain as notified.
KiwiRail Holdings Limited	187.24	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R1 Maintenance and repair, or removal of infrastructure not otherwise addressed by another rule in this chapter	Supports the permitted activity status of the maintenance, repair or removal of infrastructure subject to a height standard. The submitter seeks broadening of this rule to also apply to the operation of infrastructure as a permitted activity.	Amend <b>EI-R1</b> as follows: <b><i>EI-R1 Maintenance, <u>operation</u> and repair, or removal of infrastructure not otherwise addressed by another rule in this chapter</i></b> <i>[...]</i>
KiwiRail Holdings Limited	187.25	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and	EI-R4 Upgrading of above ground network utilities not otherwise	Supports the permitted activity status of upgrading of network utilities such as the rail network, subject to height and proximity standards.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			Infrastructure Activities (not listed in other Sections of this chapter)	addressed by another rule in this chapter		
KiwiRail Holdings Limited	187.26	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R5 Vehicle access tracks for network utilities, including ancillary access tracks	Supports the permitted activity status of vehicle access tracks for network utilities subject to the track being unsealed and less than 6m in width. The submitter's rail network requires ongoing maintenance and repairs to ensure its safe and efficient operations.	Retain as notified.
KiwiRail Holdings Limited	187.27	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R7 Temporary network utilities, including generators	Supports the permitted activity status of temporary network utilities subject to standards.	Retain as notified.
KiwiRail Holdings Limited	187.28	EI - Energy and Infrastructure	Standards	EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and telecommunications poles (including the combined height of poles and antenna)	Supports a higher height standard to the underlying zone.	Retain as notified.
KiwiRail Holdings Limited	187.29	EI - Energy and Infrastructure	Standards	EI-S2 Upgrading infrastructure	The submitter accepts upgrading infrastructure must be within 5m of the existing alignment or location.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.30	TRAN - Transport	Objectives	TRAN-O1 Safe, efficient, integrated and sustainable land transport infrastructure	Supports the objective for safe, efficient, integrated and sustainable land transport infrastructure.	Retain as notified.
KiwiRail Holdings Limited	187.31	TRAN - Transport	Objectives	TRAN-O2 Transport related effects	Supports the use of 'avoid, remedy or mitigate' within this objective. The effects of rail infrastructure cannot always be avoided and recognition of this when assessing transport related effects is supported.	Retain as notified.
KiwiRail Holdings Limited	187.32	TRAN - Transport	Objectives	TRAN-O3 Adverse effects on land transport infrastructure	Supports this policy which seeks to protect land transport infrastructure from incompatible activities.	Retain as notified.
KiwiRail Holdings Limited	187.33	TRAN - Transport	Policies	TRAN-P3 Existing land transport infrastructure	Supports that the policy enables the efficient use of existing land transport infrastructure. Minor amendment is sought to emphasise that the land transport network should not only be efficient, but also safe.	Amend <b>TRAN-P3 Existing land transport infrastructure</b> as follows: <i>Enable the <u>safe and</u> efficient use of existing land transport infrastructure by providing for its operation, maintenance and upgrading.</i>
KiwiRail Holdings Limited	187.34	TRAN - Transport	Policies	TRAN-P4 New land transport infrastructure [see original submission for full reason]	Supports policy direction which allows for new land transport infrastructure within sensitive environments/overlays. However, amendments are sought to recognise that, in some instances, there may be a functional or operational need to locate rail infrastructure within a sensitive environmental or overlay.	Amend <b>TRAN-P4 New land transport infrastructure</b> as follows: <i>Only allow <u>new</u> land transport infrastructure:</i> <ol style="list-style-type: none"> <li>1. <i>within sensitive environments / overlays, where it can be demonstrated that:</i> <ol style="list-style-type: none"> <li>a. <i><del>the adverse effects on</del> identified characteristics and values of the Overlay it is within <del>is protected are avoided, remedied or mitigated</del>; and</i></li> <li>b. <i><u>there is a functional or operational need for the land transport infrastructure to be located in the Overlay; and</u></i></li> <li>c. <i><del>b-</del>the relevant objectives for the Overlay will be achieved; and</i></li> </ol> </li> <li>2. <i>in other locations, where it is consistent with or will not compromise achieving the relevant objectives of the zone(s) it is or will be situated.</i></li> </ol>
KiwiRail Holdings Limited	187.35	TRAN - Transport	Policies	TRAN-P6 Effects on land transport infrastructure	Supports policy direction that requires subdivision, use and development to be designed in a way that supports the safe and efficient operation and development of land transport infrastructure. The Submitter supports policy that seeks to protect the rail corridor from incompatible activities.	Retain as notified.
KiwiRail Holdings Limited	187.36	TRAN - Transport	Policies	TRAN-P9 Non-transport related activities	Notes the policy direction to encourage transport corridors be used for other network utilities. Considers the approval of any activities within the rail corridor will be at the discretion of the submitter.	None specified.
KiwiRail Holdings Limited	187.37	TRAN - Transport	Rules	TRAN-R1 Maintenance of existing land transport infrastructure	Supports the permitted activity status of maintaining existing land transport infrastructure.	Retain as notified.
KiwiRail Holdings	187.38	TRAN - Transport	Rules	TRAN-R2 Upgrading any existing land	Supports the permitted activity status of upgrading any existing land transport infrastructure subject the upgrading	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited				transport infrastructure	being within 5m of the outer edge of the outer edge of an existing railway line.	
KiwiRail Holdings Limited	187.39	TRAN - Transport	Rules	TRAN-R3 New vehicle access way	Supports the permitted activity status of new vehicle access ways and crossings, subject to compliance with TRAN-S9.	Retain as notified.
KiwiRail Holdings Limited	187.40	TRAN - Transport	Rules	TRAN-R4 New Vehicle Crossings	Supports the permitted activity status of new vehicle access ways and crossings, subject to compliance with TRAN-S9.	Retain as notified.
KiwiRail Holdings Limited	187.41	TRAN - Transport	Rules	TRAN-R11 New private roads, roads and other land transport infrastructure outside of existing road or rail corridors	The submitter notes the discretionary activity status for other land transport infrastructure outside of rail corridors.	Retain as notified.
KiwiRail Holdings Limited	187.42	TRAN - Transport	Standards	TRAN-S9 Approach sight triangles for public road/rail level crossings	The submitter notes that public safety at level crossings is crucial, and protection of sight lines and vehicle crossing setbacks are a key means of ensuring this. Therefore it supports the inclusion of a standard for sight triangles for railway level crossings. However, an Amendment is sought to assist with the clear interpretation and implementation of this standard.	Amend <b>TRAN-S9</b> as follows: <b><i>TRAN-S9 Rail level crossing sightlines and vehicle crossing setbacks Approach sight triangles for public road/rail level crossings</i></b>  <ol style="list-style-type: none"> <li>Any vehicle access way and vehicle crossing must not cross a railway line and any vehicle crossing must not be located less than 30 metres from a rail level crossing. <b><i>The 30 metres shall be measured from the edge of the closest rail track to the edge of seal on the proposed vehicle access point.</i></b></li> <li>Any building, structure <del>or</del> planting <b><i>or other visual obstruction</i></b> must not be located within the <del>shaded restart or approach sightline</del> <b><i>areas of a rail level crossing as shown in the shaded areas as identified</i></b> in Figure 7 or Figure 8 below.   <b><i>Figure 7 - level crossings controlled by Stop or Give Way control Approach sight triangles for level crossings with Give Way signs</i></b>   <b><i>[...]</i></b></li> </ol>
KiwiRail Holdings Limited	187.43	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.
KiwiRail Holdings Limited	187.44	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.
KiwiRail Holdings Limited	187.45	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				Earthquake Fault Awareness Areas		
KiwiRail Holdings Limited	187.46	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.
KiwiRail Holdings Limited	187.47	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Supports the permitted activity status of the maintenance, replacement and upgrading of regionally significant infrastructure, subject to standards.	Retain as notified.
KiwiRail Holdings Limited	187.48	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New  NH-R6.1 does not apply if: [...]	This rule includes an exception for structures within a road corridor. The Submitter seeks broadening of this exception to include structures within a rail corridor. There are cases where rail structures are required within flood assessment areas due to their functional or operational need to be located there. The Submitter seeks that these structures be excluded from NH-R6.1 and NH-R6.2.	Amend <b>NH-R6</b> as follows: <b>NH-R6 Regionally Significant Infrastructure - New</b> <b>NH-R6.1 does not apply if:</b> <ol style="list-style-type: none"> <li>1. <i>the infrastructure is below ground; or</i></li> <li>2. <i>above ground infrastructure is less than 10m<sup>2</sup> and is not located within a high hazard area as determined under NH-S1; or</i></li> <li>3. <i>the structure is located within a road <b>or rail</b> corridor.</i></li> </ol> <b>NH-R6.4 shall not apply to buildings and infrastructure less than 10m<sup>2</sup> in area.</b> [...] <b>2</b> <b>Overland flow paths identified in a Flood Risk Certificate issued in accordance with NH-S1</b> <b>Activity status: Permitted</b> <b>Where:</b> [...] <b>PER-3</b> <i>The infrastructure is located within a road <b>or rail</b> corridor.</i>
KiwiRail Holdings Limited	187.49	HH - Historic Heritage	General	New	The submitter notes there is one heritage item located within the rail corridor. The submitter seeks amendment to this chapter to provide a linkage to objective EI-O2 and policy EI-P2 to ensure regionally significant infrastructure can be in sensitive environments (such as heritage settings) where there is a functional or operational need to be in that location.	Amend <b>HH-Historic Heritage Chapter</b> to provide for Regionally Significant Infrastructure in Sensitive Areas, by adding new a new objective and policy.
KiwiRail Holdings Limited	187.50	TREES - Notable Trees	Policies	TREES-P2 Maintenance of Notable Trees	There is one grouping of notable trees located within the rail corridor. the Submitter seeks policy which enables maintenance to ensure the safe and efficient operation of regionally significant infrastructure.	Amend <b>TREES-P2 Maintenance of Notable Trees</b> as follows: <i>Enable the minor pruning and trimming of branches where the works will:</i> <ol style="list-style-type: none"> <li>1. <i>retain or improve the health of the Notable Tree; and</i></li> <li>2. <i>allow the regular maintenance of the Notable Tree; and</i></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<b>3. <u>ensure the safe and efficient operation of regionally significant infrastructure; and</u></b> [...]
KiwiRail Holdings Limited	187.51	TREES - Notable Trees	Policies	TREES-P3 New activity and development within root protection area of Notable Trees	Supports recognition of the functional need of infrastructure to be located within the root protection area of a notable tree in some instances.	Retain as notified.
KiwiRail Holdings Limited	187.52	TREES - Notable Trees	Policies	TREES-P4 Removal of Notable Trees	Supports that there may be instances where the removal of a notable tree is necessary to maintain regionally significant infrastructure.	Retain as notified.
KiwiRail Holdings Limited	187.53	SASM - Sites and Areas of Significance to Māori	General	New	There are sites and areas of significance to Māori located within the rail corridor and the Submitter seeks amendment to this chapter to provide a linkage to objective EI-O2 and policy EI-P2 to ensure regionally significant infrastructure can be located in sensitive environments (such as SASM) where there is a functional or operational need to be in that location.	Amend <b>SASM Chapter</b> to provide for Regionally Significant Infrastructure in sensitive areas.
KiwiRail Holdings Limited	187.54	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P2 Appropriate indigenous vegetation clearance in significant natural areas	There are SNA's that extend into the rail corridor. The Submitter seeks amendment to broaden clause 5 of this policy so that it applies to all regionally significant infrastructure that serves the district, not only the national grid and public roads. Vegetation clearance is often required to ensure the rail network can operate safely and efficiently and can be maintained over time.	Amend <b>ECO-P2 Appropriate indigenous vegetation clearance in significant natural areas</b> as follows: <i>Provide for the clearance of indigenous vegetation in Significant Natural Areas where it is appropriate for health and wellbeing or customary reasons, by enabling clearance:</i> [...] <b>4. for flood protection works by appropriate authorities where those works are required to protect people and communities from the effects of flooding; or</b> <b>5. for the operation, maintenance or repair of the National Grid, <u>rail network</u> and public roads.</b>
KiwiRail Holdings Limited	187.55	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P5 Protection of Significant Natural Areas	Supports the linkage to EI-P2 within this policy which allows for regionally significant infrastructure where adverse effects are managed.	Retain as notified.
KiwiRail Holdings Limited	187.56	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities)	Supports ECO-R1.1 applying to within and with amendment to ensure vegetation clearance for the safe and efficient operation of the rail corridor is provided for as a permitted activity.  The submitter supports ECO-R1.2.PER2 in its permitted activity status of vegetation clearance within 2m, and for the purpose, of maintenance, repair or replacement of existing lawfully established utilities, including the rail corridor.	Amend <b>ECO-R1</b> as follows: <b>ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities)</b> <b>1 Significant Natural Areas Overlay</b> <b>Activity status: Permitted</b> <b>Where</b> [...] <b>PER-5</b> <i>The clearance is unavoidable in the course of removing pest plants and pest animals in accordance with any regional pest management plan or the Biosecurity Act 1993, or where this occurs as part of indigenous biodiversity restoration or enhancement.</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<b><u>PER-6</u></b> <i>The vegetation clearance is carried out to maintain the safe and efficient operation of the rail network.</i>
						<b>2.</b> <b>Within 50m of any wetland</b> <b>In the Coastal Environment</b> [...]
KiwiRail Holdings Limited	187.57	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R5 Earthworks in a Significant Natural Area	Supports the restricted discretionary activity status for earthworks within 2m, and for the purpose, of maintenance, repair or replacement of existing lawfully established utilities, including the rail corridor.	Retain as notified.
KiwiRail Holdings Limited	187.58	NATC - Natural Character	Policies	NATC-P5 Anticipated activities in riparian margins	The rail network includes bridges over waterways within the Timaru district. The submitter considers recognition of bridge works as an anticipated activity in riparian margins is necessary.	Amend <b>NATC-P5 Anticipated activities in riparian margins</b> as follows: <i>Provide for activities in riparian margins which are appropriate for safety, enhancement, wellbeing or customary reasons, by enabling:</i> [...] <i>4. planting of indigenous species that is for the purpose of restoration and enhancement activities; and</i> <i>5. earthworks that are for the purpose of maintenance and repair of existing fences, tracks, <u>the rail network</u>, roads or for limited new fencing and tracks.</i>
KiwiRail Holdings Limited	187.59	NATC - Natural Character	Rules	NATC-R1 Vegetation clearance	Seeks that vegetation clearance for the operation, maintenance, repair or upgrade of the rail corridor within riparian margins be provided for as a permitted activity.	Amend <b>NATC-R1 Vegetation clearance</b> as follows: <b>1. Riparian margins of a river that is not an HNWB</b> <b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> [...] <b><u>PER-7</u></b> <i>The vegetation clearance is for the operation, maintenance, or repair of the rail network.</i>
KiwiRail Holdings Limited	187.60	NATC - Natural Character	Rules	NATC-R3 Earthworks	Seeks that earthworks for the operation, maintenance, repair or upgrade of the rail corridor within riparian margins be provided for as a permitted activity.	Amend <b>NATC-R3 Earthworks</b> as follows: <b>1 Riparian margins of a river that is not an HNWB</b> <b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> [...] <b><u>PER-5</u></b> <i>The earthworks are required for the operation, maintenance or repair of the rail network.</i>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>2 Riparian margins of an HNWB</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>[...]</p> <p><b>PER-3</b></p> <p><i>The earthworks are required for the operation, maintenance or repair of the rail network.</i></p>
KiwiRail Holdings Limited	187.61	SUB - Subdivision	Objectives	SUB-O1 General subdivision design	<p>Supports the objective to manage adverse effects on regionally significant infrastructure. Considers strengthening of this objective to avoid adverse effects. The rail network interacts with almost all zones within Timaru.</p> <p>Seeks an objective that identifies that subdivision in any zone could result in the location of a noise sensitive use adjacent to the rail corridor. If not managed effectively at the subdivision stage, this can result in reverse sensitivity effects on the operational corridor which threatens the effective function and operation of the existing rail network.</p>	<p>Amend <b>SUB-O1 General subdivision design</b> as follows:</p> <p><i>New subdivisions will:</i></p> <p>1. <i>accord with the purpose, character and qualities of the zone; and</i></p> <p>[...]</p> <p>8. <del>have minimal avoid</del> <i>adverse effects on regional significant infrastructure or intensive primary production; and</i></p> <p>[...]</p>
KiwiRail Holdings Limited	187.62	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	<p>Supports the intent of this policy but seeks minor amendment to clarify that it is the safe and efficient operation of regionally significant infrastructure that requires protection.</p>	<p>Amend <b>SUB-P5 Reverse Sensitivity</b> as follows:</p> <p><i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the <b>safe and efficient</b> operation of regionally significant infrastructure/facilities and legally established intensive primary production.</i></p>
KiwiRail Holdings Limited	187.63	SUB - Subdivision	Policies	SUB-P6 Infrastructure	<p>Stormwater discharge onto the rail corridor has the potential to damage the rail network and disrupt the safe and efficient function of the railway. The Submitter supports policy direction to ensure that stormwater does not result in increased flooding and erosion risk.</p>	<p>Retain as notified.</p>
KiwiRail Holdings Limited	187.64	SUB - Subdivision	Policies	SUB-P9 Residential subdivision	<p>Seeks the strengthening of clause 7. to avoid conflict and adverse effects on adjoining land uses including the rail corridor.</p>	<p>Amend <b>SUB-P9 Residential subdivision</b> as follows:</p> <p><i>Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring:</i></p> <p>[...]</p> <p>7. <del>adverse effects, including reverse sensitivity effects from conflict between</del> <i>residential activities <del>and on</del> adjoining land uses are <b>avoided minimised</b>.</i></p>
KiwiRail Holdings Limited	187.65	SUB - Subdivision	Rules	SUB-R1 Boundary adjustment	<p>Seeks amendment to the matters of control to clearly outline what adverse effects are to be managed.</p>	<p>Amend <b>SUB-R1 Boundary adjustment</b> as follows:</p> <p>[...]</p> <p><b>Matters of control are restricted to:</b></p> <p>[...]</p> <p>13. <i>measures to manage adverse effects, including reverse sensitivity effects, on existing land uses.</i></p>
KiwiRail Holdings Limited	187.66	SUB - Subdivision	Rules	SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2	<p>Seeks amendment to the matters of control to clearly outline what adverse effects are to be managed</p>	<p>Amend <b>SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2</b> as follows:</p> <p>[...]</p> <p><b>Matters of discretion are restricted to:</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						[...] 13. measures to manage adverse effects, <i>including reverse sensitivity effects, on existing land uses.</i>
KiwiRail Holdings Limited	187.67	SUB - Subdivision	Standards	SUB-S6 Vehicular Access	Supports the requirement to comply with the Transport Chapter Standards and that vehicular access must not be across a railway line.	Retain as notified.
KiwiRail Holdings Limited	187.68	CE - Coastal Environment	Objectives	New	Seeks an amendment to this chapter to provide a linkage to objective EI-O2 to ensure regionally significant infrastructure can be located in sensitive environments (such as the coastal environment) where there is a functional or operational need to be in that location.	Amend the Objectives of <b>CE - Coastal Environment Chapter</b> to provide for Regionally Significant Infrastructure in Sensitive Areas.
KiwiRail Holdings Limited	187.69	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	Supports the policy as it recognises there is, in some instances, a functional or operational need for infrastructure to be located in the coastal environment.	Retain as notified.
KiwiRail Holdings Limited	187.70	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports the permitted activity status of the maintenance and upgrade of regionally significant infrastructure within coastal overlays, subject to standards.	Retain as notified.
KiwiRail Holdings Limited	187.71	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Considers the discretionary activity status of new regionally significant infrastructure within the Coastal High Natural Character Area Overlay.	Retain as notified.
KiwiRail Holdings Limited	187.72	EW - Earthworks	Policies	EW-P1 Benefits and necessity	Supports recognition of the necessity of earthworks for the provision of utilities.	Retain as notified.
KiwiRail Holdings Limited	187.73	EW - Earthworks	Policies	EW-P4 Infrastructure	Supports protection of regionally significant infrastructure from the effects of earthworks.	Retain as notified.
KiwiRail Holdings Limited	187.74	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	Supports the exclusion for infrastructure permitted in the Energy, Infrastructure and Transport chapters of the Plan.	Retain as notified.
KiwiRail Holdings Limited	187.75	NOISE - Noise	Objectives	NOISE-O2 Reverse sensitivity	Supports recognition of the need to protect railway lines from reverse sensitivity effects from noise sensitive activities.	Retain as notified.
KiwiRail Holdings Limited	187.76	NOISE - Noise	Policies	NOISE-P5 Reverse sensitivity	Supports the recognition of higher noise environments within close proximity to a railway line. The submitter seeks amendment to identify that noise and vibration effects are felt within 100m of a railway line and this should be specified in policy.  Considers clauses 1-4 in first part are not required and would weaken the intent of the policy to meet NOISE-O2 and protect railway lines from reverse sensitivity effects.	Amend <b>NOISE-P5 Reverse sensitivity</b> as follows:  <i>Require noise sensitive activities located in higher noise environments to be located and designed so as to minimise adverse effects on the amenity values and health and safety of occupants and minimise sleep disturbance from noise, while taking into account:</i>  <i>1. the type of noise generating activity; and</i> <i>2. other noise sources in the area; and</i> <i>3. the nature and occupancy of the noise sensitive activity; and</i>


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>4.—mitigation measures, including acoustic insulation, screening and topography.</del></p> <p>For the purpose of this Policy, higher noise environments include:</p> <ol style="list-style-type: none"> <li>Commercial and Mixed-Use Zones; and</li> <li>Residential zones in close proximity to any General industrial zone and areas within the Port Noise Outer Control Boundary and within that part of the Medium Density Residential Zone and City Centre Zone located within the Port Noise Inner Control Boundary; and</li> <li>Locations <u>within 100m of in-close proximity to a State Highway or <del>the</del> railway line.</u></li> </ol>
KiwiRail Holdings Limited	187.77	NOISE - Noise	Rules	NOISE-R9 Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)	<p>Seeks the amendment and inclusion of noise and vibration controls requiring acoustic insulation and ventilation to be installed in new (or altered) sensitive uses within 100m of the railway corridor because noise and vibration can create adverse health and amenity effects, and an impact on the internal amenity of a building.</p> <p>Also seeks controls within 60m of the railway corridor, for buildings containing new (or altered) sensitive uses to be constructed to manage the impacts of vibration. These controls are important to ensure new development is undertaken in a way that achieves a healthy living environment for people locating within proximity to the railway corridor, minimising the potential for complaints about the effects of the railway network.</p>	<p>Amend <b>NOISE-R9</b> as follows:</p> <p><b>Any site within 40m of a State Highway with a posted speed limit of 50 km/hr or less</b></p> <p><b>Any site within 80m of a State Highway with a posted speed limit greater than 50 km/hr</b></p> <p><b>Any site within <del>100m</del> 40m of the railway line</b></p> <p>[...]</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The building <u>or alteration to an existing building</u> is acoustically insulated and ventilated in accordance with:</p> <ol style="list-style-type: none"> <li>NOISE-S3 and NOISE-S4; and</li> <li>the acoustic insulation must be assessed in accordance with ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation, <u>excluding acoustic insulation installed to address rail noise</u>; or</li> </ol> <p><b>PER-2</b></p> <p>An acoustic design certificate signed by a suitably qualified acoustic engineer demonstrates either:</p> <ol style="list-style-type: none"> <li>[...]</li> <li>the building is at least <del>50</del> 20 metres from all roads subject to the standard and/or the railway line and there is a solid building, fence, wall or landform that completely blocks the line-of-sight from all parts of all windows and doors to all parts of any road surface subject to the standard, or all points above 3.8 metres for railway track.</li> </ol> <p><b>PER-3</b></p> <p><u>Any new building or alteration to existing building containing an activity sensitive to noise, closer than 60 metres from the boundary of a railway network is designed, constructed and maintained in accordance with NOISE-S7.</u></p>
KiwiRail Holdings Limited	187.78	NOISE - Noise	Standards	NOISE-S3 Acoustic insulation	<p>Considers that for rail noise, the requirement to achieve a minimum internal noise level for habitable rooms allows for a more flexible, room-specific approach based on exposure to the noise source. Alternatively, the external to internal noise reduction (which takes a more blanket approach) could result</p>	<p>Amend <b>NOISE-S3 Acoustic insulation</b> as follows:</p> <ol style="list-style-type: none"> <li> <p><b>Within 40m of a State Highway with a posted speed limit of 50 km/hr or less</b></p> <p><b>Within 80m of a State Highway with a posted speed limit greater than 50 km/hr</b></p> </li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<p>in the over-designing of buildings and under-designing of more exposed buildings.</p> <p>Seeks amendment to provide a specific rule clause for habitable rooms in a new building or altered building within 100m of the rail corridor.</p>	<p><del>Within 40m of a railway line</del></p> <p>[...]</p> <p><del>3.</del></p> <p><u>Within 100m of a railway line</u></p> <p><u>1. Any habitable room in a new building used for a noise sensitive activity, or an alteration to an existing building that changes its use to a noise sensitive activity:</u></p> <p style="padding-left: 20px;"><u>a. is designed, constructed and maintained to achieve indoor noise levels resulting from the railway not exceeding 35 dB LAeq(1h); or</u></p> <p style="padding-left: 20px;"><u>b. is a single-storey framed residential building with habitable rooms designed, constructed and maintained in accordance with the construction schedule in Table 25 - Minimum construction requirements for external building elements of habitable rooms to achieve an advanced level of acoustic insulation.</u></p> <p><u>2. A report is submitted to the council demonstrating compliance with the above prior to the construction or alteration of any building containing an activity sensitive to noise.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. Whether the activity sensitive to noise could be located further from the railway network.</u></p> <p><u>2. The extent to which the noise criteria are achieved and the effects of any non-compliance.</u></p> <p><u>3. The character of, and degree of, amenity provided by the existing environment and proposed activity.</u></p> <p><u>4. The outcome of any consultation with KiwiRail.</u></p> <p><u>Notification:</u></p> <p><u>Application for resource consent under this rule will be decided without public notification. KiwiRail are likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991.</u></p>
KiwiRail Holdings Limited	187.79	NOISE - Noise	Standards	NOISE-S4 Ventilation requirements	<p>Supports a standard for mechanical ventilation. Amendments sought to ensure that the standard aligns with other relief sought by the Submitter and to ensure ventilation provides controllable cooling and heating to maintain an appropriate room temperature.</p> <p>Also amend the matters of discretion to relate specifically to the required mechanical ventilation and compliance with the standard only. Matters 1, 3 and 4 are not considered appropriate.</p>	<p>Amend <b>NOISE-S4 Ventilation requirements</b> as follows:</p> <p>1. The <del>requirements of minimum external to internal noise reduction levels in</del> NOISE-S3 must be achieved at the same time as the ventilation requirements of the New Zealand Building Code. An alternative means of ventilation must be provided within any <del>habitable room study or bedroom</del> unless an acoustic design certificate signed by a suitably qualified acoustic engineer is provided that states the design of any bedroom or any study as proposed will comply with the NOISE-S3 acoustic insulation standards with windows open.</p> <p>2. Ventilation systems where installed must <del>generate sound levels not exceeding:</del></p> <p style="padding-left: 20px;">a. provide cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C;</p> <p style="padding-left: 20px;"><del>a.</del> b. not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser; and</p> <p style="padding-left: 20px;"><del>b.</del> c. provide an adjustable airflow rate of up to at least 6 air changes per hour.</p> <p><u>Matters of discretion are restricted to:</u></p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>1. effects on the ability of existing or permitted activities to operate or establish without undue constraint; and</del></p> <p>2. the effects of the non-compliance; and</p> <p><del>3. the ability to provide the appropriate levels of ventilation through other means; and</del></p> <p><del>4. the amenity of present and future residents of the site.</del></p> <p><b>Note:</b> This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p>
KiwiRail Holdings Limited	187.80	NOISE - Noise	Standards	New	Seeks a new standard relating to indoor railway vibration. This standard is designed to protect the rail corridor from reverse sensitivity effects and provide an appropriate level of amenity for occupants that neighbour the rail corridor.	<p>Add the following new Standard to the <b>NOISE Chapter</b>:</p> <p><b><u>NOISE-S7 Indoor railway vibration</u></b></p> <p><u>1. Any new buildings or alterations to existing buildings containing an activity sensitive to noise, closer than 60 metres from the boundary of a railway network:</u></p> <p style="padding-left: 20px;"><u>a) is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or</u></p> <p style="padding-left: 20px;"><u>b) is a single-storey framed residential building with:</u></p> <p style="padding-left: 40px;"><u>i. a constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</u></p> <p style="padding-left: 40px;"><u>ii. vibration isolation separating the sides of the floor slab from the ground; and</u></p> <p style="padding-left: 40px;"><u>iii. no rigid connections between the building and the ground.</u></p> <p><u>2. A report is submitted to the council demonstrating compliance with the above prior to the construction or alteration of any building containing an activity sensitive to vibration.</u></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>1. Whether the activity sensitive to vibration could be located further from the railway network.</u></p> <p><u>2. The extent to which the vibration criteria are achieved and the effects of any non-compliance.</u></p> <p><u>3. The character of, and degree of, amenity provided by the existing environment and proposed activity.</u></p> <p><u>4. The outcome of any consultation with KiwiRail.</u></p> <p><b><u>Notification:</u></b></p> <p><u>Application for resource consent under this rule will be decided without public notification. KiwiRail are likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991</u></p>
KiwiRail Holdings Limited	187.81	NOISE - Noise	Standards	Table 25 - Minimum construction requirements for external building elements of habitable rooms to achieve an	Supports Table 25 as proposed. This Table aligns with the Submitter's model noise standard.	Retain as notified.


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				advanced level of acoustic insulation		
KiwiRail Holdings Limited	187.82	SIGN - Signs	Policies	SIGN-P2 Managing road safety	Supports policy direction that ensures signs do not adversely affect traffic safety, particularly at rail level crossings	Retain as notified.
KiwiRail Holdings Limited	187.83	SIGN - Signs	Standards	SIGN-S1 Traffic safety	Support the requirement for signs to not be erected in a manner that obstructs any intersection.	Retain as notified.
KiwiRail Holdings Limited	187.84	TEMP - Temporary activities	Rules	TEMP-R1 Temporary buildings and structures ancillary to construction work	The submitter seeks an amendment to allow for the establishment of temporary works sites to carry out works to the rail corridor, which may be adjacent to transport or other infrastructure. For safety reasons it is not always possible to work from within a transport corridor. A discretionary status where a worksite is proposed adjacent to the corridor will not facilitate critical infrastructure works.	Amend <b>TEMP-R1 Temporary buildings and structures ancillary to construction work</b> to provide the establishment of temporary work sites adjacent to the transport corridor to carry out works to the rail corridor.
KiwiRail Holdings Limited	187.85	General	All Zones	Rules	The submitter notes there is variation in boundary setback rules in zone chapters in the Proposed Plan. For health and safety reasons, the submitter seeks a setback for structures from the rail corridor boundary. A 5m setback from the rail corridor is appropriate in providing for vehicular access to the backs of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely.  [see original submission for full reason]	Add new rules to all relevant zone chapters (where the zone is adjacent to the rail corridor including GRZ, MRZ, GRUZ, SETZ, LFRZ, MUZ, TCZ, CCZ, GIZ, NOSZ, OSZ, SARZ, MPZ, PORTZ) as follows: <b><u>XXX-RX Rail corridor setback</u></b> <b><u>Activity Status Permitted</u></b> <b><u>Where:</u></b> <b><u>No building or structure may be located within 5m of any site boundary with the rail corridor.</u></b> <b><u>Activity status when compliance not achieved: RDIS</u></b>  <b><u>XXXX-RX Buildings or structures not meeting Rule XXX-RX</u></b> <b><u>Activity Status Restricted Discretionary</u></b> <b><u>Where:</u></b> <b><u>The building is setback less than 5m from the rail corridor boundary.</u></b> <b><u>Discretion is restricted to:</u></b> <b><u>1. the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</u></b> <b><u>2. the safe and efficient operation of the rail network.</u></b>
KiwiRail Holdings Limited	187.86	KRH - KiwiRail Holdings Ltd	KRH - KiwiRail Holdings Ltd	General	Supports the wording in the designations chapter as notified. Minor changes are reflected to the mapped extent of the designation.	Retain as notified.
KiwiRail Holdings Limited	187.87	SCHED5 - Schedule of Notable Trees	SCHED5B - Schedule of Notable Group up of Trees	TREESG-11	The submitter opposes scheduling of these trees which are owned by the submitter. Considers the removal of the tree grouping from the schedule of notable trees for the purpose of maintaining the vegetation in the rail corridor.	Remove <b>TREESG-11</b> from Schedule 5B - Schedule.
KiwiRail	<del>187.88</del>				Submission point deleted due to duplication, refer submission	Refer submission point 187.87.


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Holdings Limited					point 187.87.	
KiwiRail Holdings Limited	187.89	SCHED7 - Schedule of Significant Natural Areas	SCHED7 - Schedule of Significant Natural Areas	SNA-116b Rangitata Island SNA-823 Penguin habitat SNA-851 Ōpihi River SNA-852 Ōrāri River SNA-853 Rangitata River	The submitter supports these Significant Natural Areas that are extended within the rail corridor being SNA-116b Rangitata Island; SNA-823 Penguin habitat; SNA-851 Ōpihi River; SNA-852 Ōrāri River; SNA-853 Rangitata River. [refer to original submission for full reason]	Retain the following SNA's as notified: <b>SNA-116b Rangitata Island</b> <b>SNA-823 Penguin habitat</b> <b>SNA-851 Ōpihi River</b> <b>SNA-852 Ōrāri River</b> <b>SNA-853 Rangitata River</b>
KiwiRail Holdings Limited	187.90	Planning Maps	Designated Area	KRH-1	Considers some minor changes to the proposed planning maps and KiwiRail designation in accordance with Schedule 1, clause 16 of the RMA.  The proposed minor changes are considered to have a neutral effect on the rights of a member of public and the submitter seeks that these changes be accepted by Council. [refer original submission for full reason]	Amend Planning maps as detailed in Schedule A of the original submission. These changes will be covered by subsequent individual submission points. Changes include:  1. Changes to the alignment of the designation over the rail corridor as a result of technology improvements; and  2. the inclusion of minor gaps in a designation on KiwiRail owned land, so that the designation alignment more accurately reflects the alignment of the submitters assets within the rail corridor.
KiwiRail Holdings Limited	187.91	Planning Maps	Designated Area	KRH-1	Parcel - Railway purposes NZ Gazette 1952 p 1632 is currently used and gazette for Railway Purposes. Considers the designation should be corrected to reflect historic and current land use, and ownership.  Considers that the inclusion of the bridge assets is not substantive, is deemed to be minor and will not be prejudicial to any other parties.	Amend boundary of <b>KRH-1</b> to include the full extent of existing rail asset Bridge 57, Main South Line which extends over the Rangitata River. Area to be included shown as orange shape below, while the notified designation boundary is shown in blue.


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						
KiwiRail Holdings Limited	187.92	Planning Maps	Designated Area	KRH-1	<p>Government Purposes (Railway) NZ Gazette 1888 p 50 is currently leased and is administered by the Submitter. Considers the designation should be changed to align with the gazette railway purpose. Stormwater management adjacent to the operative railway line is crucial for rail operations. Low lying grassed areas adjacent to the railway tracks are important for preventing ponding in and around the track infrastructure.</p>	<p>Amend boundary of <b>KRH-1</b> to include the Submitter’s land to the immediate south west of the railway tracks (shown in orange shape). The notified designation boundary is shown in blue.</p>
					<p>It is considered that the leasee and adjoining landowners understand that the land is owned and administered by the Submitter.</p> <p>Considers that the inclusion of rail and is not substantive, is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	





Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						
KiwiRail Holdings Limited	187.93	Planning Maps	Designated Area	KRH-1	<p>Parcel - Railway NZ Gazette 1952 p 1632 is currently used for Railway Purposes and is administered by the Submitter. Considers the designation should be corrected to reflect current land use and ownership.</p> <p>Considers the change to the contour of the line to match the rail corridor is not substantive, is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRH-1 accurately follow curvature of railway within orange circle. The notified designation boundary is shown in blue.</p> 


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.94	Planning Maps	Designated Area	KRH-1	<p>The Hydro parcel over Orari River is currently used for Railway Purposes and considers the designation should reflect this. The Submitter accepts a narrower width shapefile over the hydro parcel to cover the bridge and piers below only.</p> <p>Due to the hydro parcel to the east and west of the rail bridge not being in private ownership, the change to include the existing bridge asset is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRH-1 to include the full extent of existing rail asset Bridge 67, Main South Line which extends over the Orari River. Area to be included shown as orange shape. The notified designation boundary is shown in blue.</p>  <p>The image is an aerial photograph of a river valley. A yellow rectangular area is highlighted on the riverbank, representing the proposed amendment to the KRH-1 boundary. A blue line outlines the current KRH-1 boundary, which is narrower. Labels on the map include 'Racecourse Road' and 'Ta Rangitahi Highway'. The text 'KRH-1' is visible in two locations on the map.</p>


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.95	Planning Maps	Designated Area	KRRH-1	<p>Government Purposes (Railway) NZ Gazette 1888 p 492 is owned by the Submitter and is currently leased to Council as a Beautification Licence which the land is unable to be developed. Considers the designation should be changed to reflect land ownership and the secondary purpose for stormwater management adjacent to the operative railway line. Low lying grassed and planted areas adjacent to the railway tracks are important for preventing ponding in and around the track infrastructure.</p> <p>Given the lease agreement, it is considered that the leasee understands that the land is owned and administered by the submitter. For this reason, it is considered that the change is considered minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRRH-1 to include the submitter's land to the immediate west of the railway tracks (shown in orange shape). The notified designation boundary is shown in blue.</p> 

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.96	Planning Maps	Designated Area	KRR-1	<p>The submitter seeks a minor change to Railway Sec 16 Government Railways Act 1887 Railway Memorial 46341 so the existing level crossing and rail infrastructure are accurately designated.</p> <p>Given the current ownership and use, it is considered that adjoining landowners understand that the land is owned and administered by the Submitter and therefore considered a neutral impact, the change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRR-1 to include level crossing and the Submitter's land to south and west of existing designation (shown in orange shape). The notified designation boundary is shown in blue.</p> 


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.97	Planning Maps	Designated Area	KRRH-1	<p>Considers a minor amendment to Springfield Road rail level crossing Part Railway Reserve to include this existing level crossing in the designation and reflect current land use.</p> <p>The minor change to the designation would be a continuation of the designated rail corridor to the north and south and would border the road network to the east and west. The change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRRH-1 to include Springfield Road rail level crossing (shown in orange shape). The notified designation boundary is shown in blue.</p>  <p>The image is an aerial photograph showing the intersection of Springfield Road and McNair Road. A blue line, representing the notified designation boundary, runs north-south along McNair Road. An orange shape, representing the proposed amendment, is located at the intersection of Springfield Road and McNair Road, specifically at the rail level crossing. The surrounding area includes fields, some buildings, and other roads like 186, 74, and 148.</p>

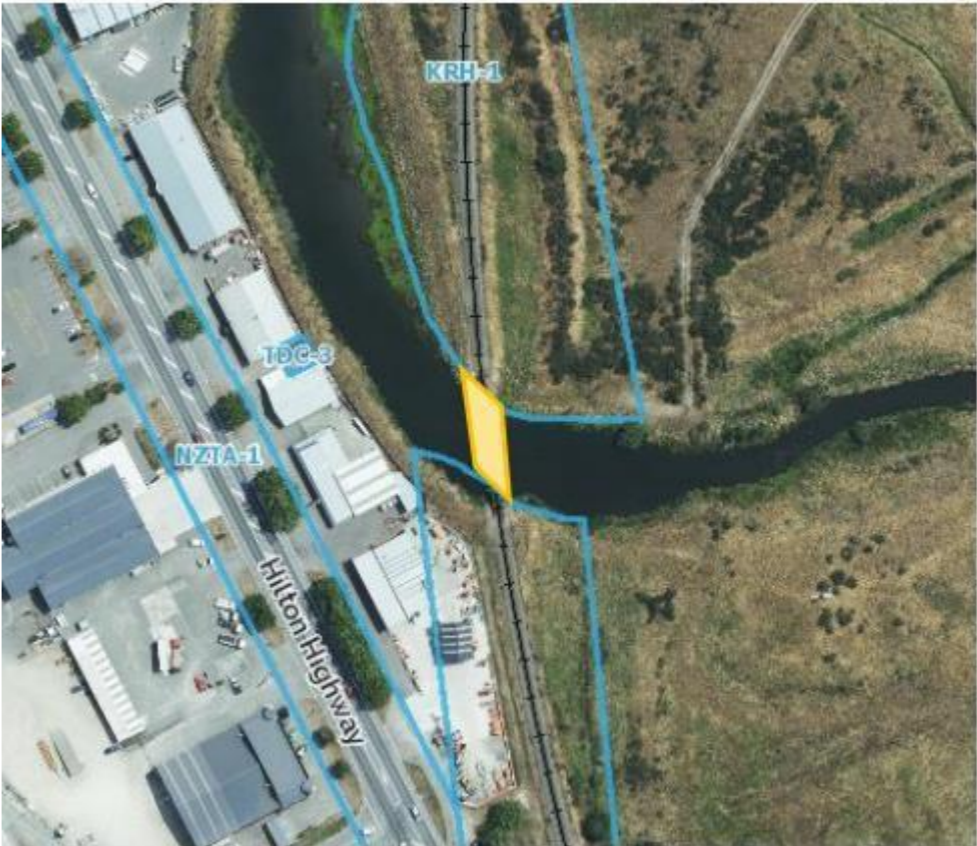
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.98	Planning Maps	Designated Area	KRRH-1	<p>Considers a minor amendment to Domain Road East rail level crossing to ensure a narrower width shapefile over the road to cover the existing level crossing and reflect current land use.</p> <p>The minor change to the designation would border the designated rail corridor to the north and south, and the road network to the east and west. The change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRRH-1 to include Domain Road East rail level crossing (shown in orange shape). The notified designation boundary is shown in blue.</p> 

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.99	Planning Maps	Designated Area	KRRH-1	<p>Considers a minor amendment to Hedley Road rail level crossing to ensure a narrower width shapefile over the road to cover the existing level crossing and reflect current land use.</p> <p>The minor change to the designation would border the designated rail corridor to the north and south, and the road network to the east and west. The change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRRH-1 to include Hedley Road rail level crossing (shown in orange shape). The notified designation boundary is shown in blue.</p> 


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 0	Planning Maps	Designated Area	KRH-1	<p>Considers an amendment to allow a narrower width shapefile over the paper road to cover the existing level crossing and reflect current land use.</p> <p>The minor change to the designation would border the designated rail corridor to the north and south, and a paper road to the east and west. The change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of KRH-1 to include rail infrastructure (shown in orange shape). The notified designation boundary is shown in blue.</p> 





Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 1	Planning Maps	Designated Area	KRRH-1	<p>Seeks a minor amendment to Seadown Road rail level crossing to ensure a narrower width shapefile over the paper road to cover the existing level crossing and reflect current land use.</p> <p>The minor change to the designation would border the designated rail corridor to the north and south, and a Seadown Road to the north east and south west. The change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRRH-1</b> to include Seadown Road rail level crossing (the orange shape as shown below).</p> 


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 2	Planning Maps	Designated Area	KRRH-1	<p>Seeks a minor amendment to <b>Bridge 79, Main South Line</b> to allow a narrower width shapefile over the hydro parcel to cover the bridge and piers below only.</p> <p>The hydro parcel to the east and west of the rail bridge is not in private ownership. Therefore the change to include the existing bridge asset is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRRH-1</b> to include the full extent of existing rail asset Bridge 79, Main South Line which extends over Washdyke Creek. Area to be included shown as orange shape. The notified designation boundary is shown in blue.</p> 

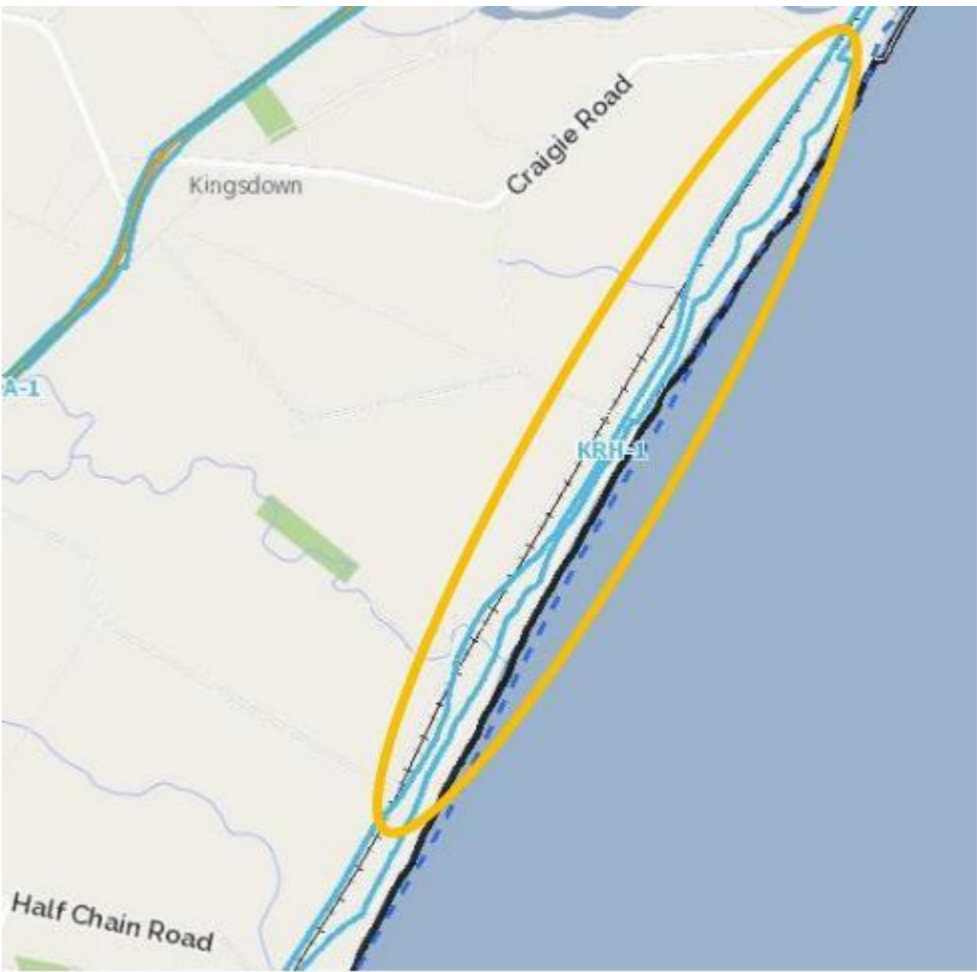
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 3	Planning Maps	Designated Area	KRRH-1	<p>Seeks an amendment to the rail line that crosses the hydro parcel include all existing rail assets within district plans to illustrate what infrastructure exists and the linear nature of the rail corridor. And requests a narrower width shapefile over the hydro parcel to cover rail infrastructure.</p> <p>The hydro parcel to the east and west of the rail bridge is not in private ownership. The change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRRH-1</b> to include the rail infrastructure (shown in orange shape above). The notified designation boundary is shown in blue.</p> 

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 4	Planning Maps	Designated Area	KRRH-1	<p>Railway New Zealand Gazette 1978 p 3206 is currently used for Railway Purposes and is administered by the Submitter. Considers the designation should be corrected to reflect gazette and current land use.</p> <p>Considers an amendment to decrease the designation to the south and extend it slightly further adjacent to the level crossing. The realignment to respect existing rail assets is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRRH-1</b> to accurately follow the red line as shown below. The notified designation boundary is shown in blue.</p> 


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 5	Planning Maps	Designated Area	KRRH-1	<p>Railway DI 54D875 Railway New Zealand Gazette 1978 p 2418                      Railway New Zealand Gazette 1978 p 3362 Railway DI 46D673                      Railway Sec 16 Government Railways Act 1887 is currently used for Railway Purposes and is administered by the submitter. Considers the designation should be corrected to reflect current land use and ownership.                      [Refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRRH-1</b> to accurately follow the red line as shown below. The notified designation boundary is shown in blue.</p> <ul style="list-style-type: none"> <li>To the north, include Submitter’s existing pedestrian overpass Bridge 89 MSL over Strathallan Street.</li> <li>To the West, include a garden strip of rail land currently leased to Timaru District Council, the Timaru Station platform and an existing signals building, and remove part of a car park.</li> <li>To the East include existing rail infrastructure and align with the Submitter’s land holdings.</li> </ul> 

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 6	Planning Maps	Designated Area	KRH-1	<p>Crown land Road shows a gap in the rail designation at the location shown in the relief sought. Considers a narrower width shapefile over the land and road to cover the existing railway and level crossing and reflect current land use.</p> <p>The minor change to the designation would border the designated rail corridor to the north and south, and a Scarborough Road to the west. Considers that it is commonly understood that the land is used for railway purposes, and the change is deemed to be minor and will not be prejudicial to any other parties.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRH-1</b> to include the full extent of existing Main South Line rail assets. Area to be included shown as orange shape below. The notified designation boundary is shown in blue.</p> 

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.10 7	Planning Maps	Designated Area	KRRH-1	<p>Railway DI 7CS937 is currently used for Railway Purposes and is administered by the Submitter. The designation should be corrected to reflect current land use and ownership.</p> <p>Considers including land which is currently identified as rail land administered by the Submitter and contains the Submitter's existing assets.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend boundary of <b>KRRH-1</b> east of Normanby Lagoon to accurately follow rail land boundaries as shown in yellow line. The notified designation boundary is shown in blue.</p> 


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
KiwiRail Holdings Limited	187.108	Planning Maps	Designated Area	KRH-1	<p>Railway - Part RS 3753, Railway Purposes New Zealand Gazette 1980 p 3643, Purposes of the Main South Railway New Zealand Gazette 1981 p, 2507, and Railway Sec 16 Government Railways Act 1887 are currently used for Railway Purposes and is administered by the Submitter. The designation should be corrected to reflect current land use and ownership. The notified boundaries fail to include existing assets and do not follow the Submitter's land holding boundaries.</p> <p>Seeks to remove land which isn't rail land and include land which is currently identified as rail land administered by the Submitter containing the Submitter's existing assets.</p> <p>[Refer to original submission for full reason.]</p>	<p>Amend boundary of <b>KRH-1</b> to accurately follow rail land and include existing rail assets within the orange circle and red line shown below. The notified designation boundary is shown in blue.</p>  <p>The map displays a coastal area with a railway line. A blue line represents the current notified boundary for KRH-1. An orange circle and a red line represent the proposed amended boundary, which is intended to more accurately follow the rail land and include existing rail assets. Key locations labeled on the map include Kingsdown, Craigie Road, and Half Chain Road. A small 'A-1' label is also visible near the top left of the map area.</p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						
Out of Home Media Association of Aotearoa	188.1	General	General	General	Supports the provisions of the Proposed Plan, except as otherwise specified.	Retain the <b>provisions of the Proposed Plan</b> as notified except as otherwise specified further in this submission.
Out of Home Media Association of Aotearoa	188.2	SIGN - Signs	Introduction	General	Supports the Introduction to the Signs Chapter which appropriately recognises the benefits of signs to people and communities and also appropriately recognises the potential effects of signs, and that it is necessary to manage such effects.	Retain <b>Introduction of Signs Chapter</b> as notified.
Out of Home Media Association of Aotearoa	188.3	SIGN - Signs	Objectives	SIGN-O1 Signs	Supports Objective <b>SIGN-O1</b> as worded.	Retain as notified.
Out of Home Media Association of Aotearoa	188.4	SIGN - Signs	Policies	SIGN-P1 Managing the effects of signs.	Supports the intent of the policy but the RMA (Resource Management Act) is not a 'nil' effect statute so there is no justification for requiring all adverse effects to be avoided. The submitter considers that requiring all adverse effects to be avoided will not be possible to achieve in commercial, mixed use, industrial and port areas where advertising is prevalent.	Amend <b>SIGN-P1</b> as follows: <b>SIGN-P1 Managing the effects of signs</b> <i>Enable signs in all zones, but require signs to:</i> [...] <i>3. not contribute to <b>unacceptable</b> visual clutter or cumulative effects.</i>
Out of Home	188.5	SIGN - Signs	Policies	SIGN-P2 Managing	Supports the intention of SIGN-P2, but it should be directed to	Amend <b>SIGN-P2</b> as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Media Association of Aotearoa				road safety	managing signage to ensure that the effects of the potential for distraction are acceptable. The submitter mentions research that concludes that outdoor advertising does not result in unacceptable traffic safety effects.  [See original submission for full reasons]	<b>SIGN-P2 Managing Road Safety</b> <i>Require that signs are designed and located so they do not compromise the safe use of any road by motorists, pedestrians and other road users, by:</i>  [...] <i>3. ensuring sign proliferation, illumination levels, light spill, flashing and moving images and digital signs do not cause <u>unacceptable effects of</u> distraction;</i>  [...]
Out of Home Media Association of Aotearoa	188.6	SIGN - Signs	Policies	SIGN-P3 Off-site commercial advertising signs	Opposes SIGN-P3, which seeks to avoid new 'off-site commercial advertising signs' unless certain criteria are met, as it will place a significant burden on an applicant to demonstrate there is no precedence, no cumulative effects or no similar applications. The submitter believes the policy, combined with non-complying activity status will not deliver on many Strategic Directions and commercial zones objectives.  [See original submission for full reasons]	Amend <b>SIGN-P3</b> as follows:  <b>SIGN-P3 Offsite <del>Commercial advertising</del> signs</b>  <i>Avoid Provide for new off-site <del>commercial advertising</del> signs not provided for under SIGN-P4, unless where:</i>  <i>1. it can be demonstrated it will not establish a precedent or result in similar applications to request equivalent treatment <u>they are of an appropriate size, design and location</u>; and</i> <i>2. <del>it</del> <u>they</u> will not create <u>unacceptable</u> cumulative adverse effects; and</i> <i>3. <del>it</del> <u>they</u> meets the requirements detailed in SIGN-P1 and SIGNP2; <u>and</u></i> <i>4. <u>they maintain the character and amenity values of the site and the surrounding area, while having regard to the outcomes that the zone of the site anticipates.</u></i>
Out of Home Media Association of Aotearoa	188.7	SIGN - Signs	Rules	SIGN-R4 Any signs not otherwise address in the Rules section of this chapter	Opposes SIGN-R4 as the Non-complying activity status for 'off-site commercial signage' across all zones will result in an unreasonable and unnecessarily onerous resource consent process. Amenity and transportation effects of 'off-site commercial advertising signs' can be dealt with on a broadly discretionary basis. The submitter believes the S.32 does not adequately describe or consider alternatives, or assess the change from the status quo.  [See original submission for full reasons]	Amend <b>SIGN-R4 Any signs not otherwise address in the Rules section of this chapter</b> to apply the following activity status to off-site signs:  <ul style="list-style-type: none"> <li>• Discretionary activity within the Commercial and Mixed Use zones, the General Industrial Zone and Port Zone</li> <li>• Non-complying activity within the Residential Zones, Rural Zones, Māori Purpose Zone, Open space and recreation zones.</li> </ul>
Out of Home Media Association of Aotearoa	188.8	SIGN - Signs	Standards	SIGN-S1 Traffic Safety	Considers SIGN-S1 needs to be amended as the minimum setback distances between signs which are within 10m of a legal road, is too onerous and impracticable to comply with, particular in urban commercial environments where the density and 'spacing' of commercial activities will invariably result in closely spaced signage, and will lead to inefficient resource consent processes.	Amend <b>SIGN-S1</b> as follows:  <b>SIGN-S1 Traffic Safety</b>  [...] <i>3. All signs within 10 horizontal metres of a road must comply with the minimum lettering sizes in Table 27 - Minimum lettering size.</i>  <i>4. <del>All signs within 10 horizontal metres of a road must comply with the minimum setback distances from other signs as read from one direction and measured parallel to the centre line of the road in Table 28 - Separation distances.</del></i>
Out of Home Media	188.9	SIGN - Signs	Standards	SIGN-S2 Illuminated,	Opposes SIGN -S2 as several of the proposed standards are overly onerous and are not justifiably necessary. The submitter	Amend <b>SIGN-S2</b> as follows:  <b>SIGN-S2 Illuminated, moving, flashing and digital signs</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Association of Aotearoa				moving, flashing and digital signs	provides examples of research, safety information and examples of how signage is managed at intersections. [See original submission for full reasons]	[...] 2. Any illuminated, moving, flashing or digital display sign must only display still images, and where multiple still images are displayed, each still image must be displayed for a minimum of <del>30</del> <b>8</b> seconds each before changing to a different still image, and there must be no transitions between still images apart from cross-dissolve of a maximum of 0.5 seconds. <del>3. No illuminated, moving, flashing or digital display sign must be visible to vehicles travelling on a legal road within 100 metres of an intersection.</del> [...] 7. Illumination levels of any sign must not exceed <del>2000</del> <b>5000</b> candelas per square metre between sunrise and sunset. <del>8. No digital sign is to be located adjoining a State Highway.</del>
Out of Home Media Association of Aotearoa	188.10	SIGN - Signs	Standards	SIGN-S3 Maximum Height of Signage	Considers a maximum height of 4m is insufficient and does not reflect the common use of taller signs. Considers signs with a maximum height of 8m is more appropriate, noting that building height standards within these zones ranges between 10m and 20m.	Amend <b>SIGN-S3</b> as follows: <b>SIGN-S3 Maximum Height of Signage</b> <b>1. All Zones</b> Any temporary sign must not exceed 3m in height, measured from ground level. <b>2. Commercial and Mixed Use zones Open Space and Recreation zones</b> <b>General Industrial Zone</b> <b>Port Zone</b> 1. Any freestanding sign must not exceed <del>4m</del> <b>8m</b> in height, measured from ground level. [...]
Out of Home Media Association of Aotearoa	188.11	SIGN - Signs	Standards	SIGN-S4 Maximum area of a sign	Amend Standard SIGN-S4 as a 5m <sup>2</sup> maximum area standard for free-standing signs in commercial and mixed use environments is insufficient, and does not recognise or provide for the requirements for effective commercial signs. A maximum area of 20m <sup>2</sup> is more appropriate, and that the effects of larger signs are able to be readily assessed through the resource consent process.	Amend <b>SIGN-S4</b> as follows: <b>SIGN -S4 Maximum area of a sign</b> <b>1. All Zones</b> 1. Any temporary sign must not exceed 2m <sup>2</sup> in area but may be double sided. Where a sign is double sided, the maximum area of the sign is calculated as the area of one side of the sign. <b>2. Commercial and Mixed Use zones.</b> Any freestanding sign must not exceed <del>5</del> <b>20</b> m <sup>2</sup> in area. [...]
Out of Home Media Association of Aotearoa	188.12	SIGN - Signs	Standards	SIGN-S6 Maximum number of signs (not including Official signs and Temporary signs)	Supports Standard SIGN-S6 which does not limit the number of signs on a site in the Commercial and Mixed Use zones, General Industrial Zone, and the Port Zone.	Retain as notified.
Out of Home Media Association of Aotearoa	188.13	SIGN - Signs	Standards	Table 28 - Separation distances	Opposes the minimum separation distance between Signs. Considers the separation distances between signs which is too onerous and impracticable to comply with, particular in urban commercial environments where the density and 'spacing' of commercial activities will invariably result in closely spaced	Delete <b>Table 28 - Separation of distances.</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					signage, and will lead to inefficient resource consent processes.	
Waipopo Huts Trust	189.1	Planning Maps	Rezone		<p>Opposes Open Space Zone on the submitter's 36 properties at Waipopo Huts, as the OSZ does not formally recognise the land as Māori Reserve and restricts new residential activity on it. The proposed zoning does not give effect to Kemp's Deed, Te Tiriti o Waitangi, the RMA and will effectively result in any building or replacement building requiring resource consent for a non-complying activity. A more permissive zoning, such as the MPZ is more appropriate.</p> <p>Considers that the zoning and provisions relating to the land is not based on an adequate or accurate Section 32 evaluation and the Council has therefore not properly considered the costs and benefits of providing for residential use. The S.32 fails to identify alternative options, objectives, policies and methods that provide for residential development on the Trust land. Frustration that the decision to create planning rules that hinder constructive use of the Waipopo Reserve land, should not be made until extensive consultation has been undertaken.</p> <p>The submitters vision is to re-establish the village that once occupied this Māori reserve land by upgrade and redevelopment of the area for safe residential use including for Māori social housing. The Land is subject to several environment constraints (discussed in the submission), which need to be understood and appropriately addressed in order for this vision for the land to be fully realized.</p> <p>[See original submission for full reasons]</p>	<p>Rezone the submitter's land from Open Space Zone to Māori Purpose Zone (MPZ). The subject land is shaded in red below:</p>  <p>(Although please note related submissions regarding the appropriateness of the MPZ provisions).</p>
Waipopo Huts Trust	189.2	General	General	General	Amend the PDP so that the Māori reserve at Waipopo Huts, and its historical and current significance to tangata whenua is recognised; to provide for residential use and development; to enable new dwellings and dwelling upgrades to be undertaken as a permitted activity subject to performance standards to mitigate the risk to the environment and human health. The process of the Proposed Plan must be fully in consultation with the submitter.	Amend the PDP to enable the submitter's 36 properties at Waipopo Huts, namely, to re-establish the village that once occupied this land and upgrade and redevelopment of the land for safe residential use including for Māori social housing.
Waipopo Huts Trust	189.3	General	General	General	The Council needs to provide the Waipopo Huts with adequate drinking water, wastewater and stormwater infrastructure.	No specific relief sought.
Waipopo Huts Trust	189.4	Planning Maps	Regional Council Stopbank Overlay		<p>Opposes the Regional Council Stopbank Overlay on the submitter's properties.</p> <p>This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the</p>	Delete <b>Regional Council Stopbank overlay</b> from the submitter's 36 properties at Waipopo Huts /or amend related rules affecting the use and development of the land.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	
Waipopo Huts Trust	189.5	Planning Maps	High Hazard Area		Opposes the High Hazard Area Overlay on the submitter's properties. Recent flood information is available from ECan, which outlines flood modelling undertaken for Waipopo. This report and the historic knowledge of the settlement, shows that the flood risk to the submitter's land is not as significant as indicated by the High Hazard Overlay. It is notable the stopbank in the vicinity of the Waipopo Settlement has not breached in historic floods, while other areas of the lower Opihi Stopbank have been breached.  [See original submission for full reasons]	Delete the <b>High Hazard Area overlay</b> across the submitter's 36 properties at Waipopo Huts and/or amend related Rules affecting the use and development of the land.
Waipopo Huts Trust	189.6	Planning Maps	Sea Water Inundation Overlay		Opposes the Sea Water Inundation Overlay on the submitter's properties.  This overlay, along with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	Delete the <b>Sea Water Inundation overlay</b> across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.
Waipopo Huts Trust	189.7	Planning Maps	Flood Assessment Area Overlay		Opposes the Flood Assessment Area Overlay on the submitter's properties.  This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	Delete the <b>Flood Assessment Area overlay</b> across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.
Waipopo Huts Trust	189.8	Planning Maps	Holiday Huts Precinct		Opposes PREC 4 Holiday Huts precinct on the submitter's properties.  This precinct, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	Delete the <b>PREC4 Holiday Huts overlay</b> across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.
Waipopo Huts Trust	189.9	Planning Maps	Liquefaction		Opposes Liquefaction Awareness Area Overlay.	Delete the <b>Liquefaction Awareness Areas overlay</b> across the submitter's s 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			Awareness Areas overlay		This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	
Waipopo Huts Trust	189.10	Planning Maps	Drinking Water Protection Area overlay		Opposes Drinking Water Protection Overlay.  This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	Delete the <b>Drinking Water Protection Area overlay</b> across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.
Waipopo Huts Trust	189.11	Mana Whenua	MW1 Identity of Kai Tahu and Kāti Huirapa in Timaru District	General	Supports MW1 which provides for the recognition of mana whenua identity, values and interests. Including occupation of ancestral lands, Treaty Settlement requirements and participation in planning documents and RMA processes.	Support the text contained with the Mana Whenua Chapter of the PDP.
Waipopo Huts Trust	189.12	Mana Whenua	MW2 Mana whenua values and interests in resource management	General	Supports MW2 which provides for the recognition of mana whenua identity, values and interests. Including occupation of ancestral lands, Treaty Settlement requirements and participation in planning documents and RMA processes.	Support the text contained with the Mana Whenua Chapter of the PDP.
Waipopo Huts Trust	189.13	Mana Whenua	MW3 Treaty settlement requirements	General	Supports MW3 which provides for the recognition of mana whenua identity, values and interests. Including occupation of ancestral lands, Treaty Settlement requirements and participation in planning documents and RMA processes.	Support the text contained with the Mana Whenua Chapter of the PDP.
Waipopo Huts Trust	189.14	Mana Whenua	MW4 Hapū and iwi planning documents	General	Supports MW4 which provides for the recognition of mana whenua identity, values and interests. Including occupation of ancestral lands, Treaty Settlement requirements and participation in planning documents and RMA processes.	Support the text contained with the Mana Whenua Chapter of the PDP.
Waipopo	189.15	Mana	MW5	General	Supports MW5 which provides for the recognition of mana	Support the text contained with the Mana Whenua Chapter of the PDP.

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Huts Trust		Whenua	Participation of mana whenua in RMA processes		whenua identity, values and interests. Including occupation of ancestral lands, Treaty Settlement requirements and participation in planning documents and RMA processes.	
Waipopo Huts Trust	189.16	NH - Natural Hazards	Objectives	NH-O1 Areas Subject to natural hazards	Opposes the NH-O1.  The submitters 36 properties at Waipopo Huts contain multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the upgrade of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-O1 Areas Subject to natural hazards</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.17	NH - Natural Hazards	Objectives	NH-O3 Natural Hazard mitigation works.	Oppose the NH-O3.  The submitters 36 properties at Waipopo Huts contain multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the upgrade of the dwellings. Nor do they provide for their replacement.	Amend the <b>NH-O3 Natural Hazard mitigation works</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.18	NH - Natural Hazards	Policies	NH-P1 Identification of Natural Hazards and approach to management within Natural Hazard Areas.	Opposes NH-P1.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH- P1 Identification of Natural Hazards and approach to management within Natural Hazard Areas</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.19	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Opposes NH-P4.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.20	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	Oppose NH-P5.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.


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Waipopo Huts Trust	189.21	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Opposes NH-P10.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH- P10 High Hazard Areas</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.22	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Opposes NH-R1.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.
Waipopo Huts Trust	189.23	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M <sup>2</sup> or more	Opposes NH-R4.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor of 30m<sup>2</sup></b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.
Waipopo Huts Trust	189.24	NH - Natural hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m <sup>2</sup> (excluding Regionally Significant Infrastructure)	Opposes NH-R7.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m<sup>2</sup></b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.
Waipopo Huts Trust	189.25	NH - Natural Hazards	Rules	NH-R8 Subdivision	Opposes NH-R8.1.2.4.  The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-R8.1, .2, and .4 Subdivision</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.
Waipopo	189.26	NH - Natural	Rules	NH-R9 Natural	Opposes Rule NH-R9.	Amend <b>NH-R9 Natural hazard mitigation works, including associated earthworks -New to</b>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Huts Trust		Hazards		hazard mitigation works, including associated earthworks -New	The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.
Waipopo Huts Trust	189.27	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	Opposes NH-S1. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-S1 Flood Risk Certificate</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.28	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Opposes NH-S2. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend <b>NH-S2 Volume of earthworks</b> to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.
Waipopo Huts Trust	189.29	MPZ - Māori Purpose Zone	Objectives	MPZ-O1 Enabling use and development of Māori land	Supports MPZ-O1 as it provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	None specified.
Waipopo Huts Trust	189.30	MPZ - Māori Purpose Zone	Objectives	MPZ-O2 Purpose of the Zone	Supports Objective MPZ- O2 as it provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	None specified.
Waipopo Huts Trust	189.31	MPZ - Māori Purpose Zone	Policies	MPZ-P1 Whānaukataka, Mātauraka and Tikaka	Supports Objective MPZ-P1 as it provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	None specified.
Waipopo Huts Trust	189.32	MPZ - Māori Purpose Zone	Policies	MPZ-P2 Papakāika.	Supports MPZ-P2 as it provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	None specified.
Waipopo Huts Trust	189.33	MPZ - Māori Purpose Zone	Rules	MPZ-R1 Papakāika not otherwise listed in this chapter	Supports MPZ- R1 in so far as it enables the outcomes contemplated by the MPZ objectives and MPZ policies.  Opposes MPZ- R1 those rules in so far as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land.	Amend <b>MPZ-R1 Papakāika not otherwise listed in this chapter</b> to prevent frustrating or impeding the outcomes contemplated by the MPZ objectives and the MPZ policies.

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Waipopo Huts Trust	189.34	MPZ - Māori Purpose Zone	Rules	MPZ-R22 Brothels or licenced premises and associated buildings and structures.	Supports MPZ-R22 in so far as it enables the outcomes contemplated by the MPZ objectives and policies.  Opposes MPZ- R22 in so far as it frustrates or impedes these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land.	Amend <b>MPZ-R22 Brothels or licenced premises and associated buildings and structures</b> to prevent frustrating or impeding the outcomes contemplated by the MPZ objectives and the MPZ policies.
Waipopo Huts Trust	189.35	MPZ - Māori Purpose Zone	Standards	MPZ-S1 Building and structure setbacks.	Supports MPZ-S1 insofar as it enables the outcomes contemplated by the MPZ objectives and MPZ policies.  Opposes MPZ-S1 insofar as it frustrates or impedes these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land.	Amend <b>MPZ-S1 Building and structure setbacks</b> to prevent frustrating or impeding the outcomes contemplated by the MPZ objectives and the MPZ policies.
Waipopo Huts Trust	189.36	MPZ - Māori Purpose Zone	Standards	MPZ-S3 Outdoor storage	Support MPZ-S3 insofar as it enables the outcomes contemplated by the MPZ objectives and MPZ policies.  Opposes MPZ-S3 insofar as it frustrates or impedes these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land.	Amend <b>MPZ-S3 Outdoor storage</b> to prevent frustrating or impeding the outcomes contemplated by the MPZ objectives and the MPZ policies.
Waipopo Huts Trust	189.37	MPZ - Māori Purpose Zone	Standards	MPZ-S4(2) Servicing	Supports MPZ-S4(2) insofar as it enables the outcomes contemplated by the MPZ objectives and MPZ policies.  Opposes MPZ-S4(2) those rules insofar as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land	Amend <b>MPZ-S4.2 Servicing</b> to prevent frustrating or impeding the outcomes contemplated by the MPZ objectives and the MPZ policies.
Waipopo Huts Trust	189.38	MPZ - Māori Purpose Zone	Standards	MPZ-S4(1) Servicing	Opposes MPZ-S4(1) as the requirement to store 45,000 litres is excessive given the small size of dwellings, the cost and storage tanks and the circumstances of the submitter' s 36 properties at Waipopo Hut its occupants.	Amend the 45,000 Litres volume required by <b>MPZ-S4.1 Servicing</b> to a smaller volume. This small volume recognises the particular circumstances of the submitter' s 36 properties at Waipopo Huts and its occupants.
Waipopo Huts Trust	189.39	MPZ - Māori Purpose Zone	Standards	MPZ-S4(2) Servicing	Opposes MPZ-S4.2 as the requirement for a connection to a reticulated service system is problematic as it does not provide for holding tanks.	Amend <b>MPZ-S4.2 Servicing</b> to allow connection to holding tanks as an alternative connection to a reticulated service system.
Waipopo Huts Trust	189.40	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining.	Opposes SASM-R1 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend <b>SASM-R1 Earthworks not including quarrying and mining</b> to allow earthworks outside of the footprint of the building as a permitted activity if the earthworks are required to upgrade and/or replace an existing building of the same or similar footprint.
Waipopo Huts Trust	189.41	NATC - Natural Character	Rules	NATC-R1 Vegetation clearance	Opposes NATC-R1 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend <b>NATC-R1 Vegetation clearance</b> to allow vegetation clearance outside of the footprint of the building as a permitted activity, if the vegetation clearance is required to upgrade and/or replace an existing building of the same or similar footprint.
Waipopo Huts Trust	189.42	NATC - Natural Character	Rules	NATC-R3 Earthworks	Opposes NATC-R3 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend <b>NATC-R3 Earthworks</b> to allow earthworks outside of the footprint of the building as a permitted activity, if the earthworks are required to replace and/or upgrade an existing building of the same or similar footprint.
Waipopo Huts Trust	189.43	NATC - Natural	Rules	NATC-R5 Buildings and structures	Opposes NATC-R5 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of	Amend <b>NATC-R5 Buildings and structures excluding fences</b> to allow for the construction of buildings outside of the footprint of the previous building as a permitted activity, if the

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Character		excluding fences	a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	construction of the building is required to replace and/or upgrade an existing building of the same or similar footprint.
Waipopo Huts Trust	189.45	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend <b>DWP-R2 Subdivision not connected to a community sewage system</b> to recognise the special case of the submitter's 36 properties at Waipopo Huts and allow for subdivision of their lands as a controlled activity.
Waipopo Huts Trust	189.46	SUB - Subdivision	Standards	SUB-S2 Stormwater treatment, catchment and disposal.	Opposes SUB-S2 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend <b>SUB-S2 Stormwater treatment, catchment and disposal</b> to recognise the special case of the submitter's 36 properties at Waipopo Huts and allow for subdivision of their lands as a controlled activity.
Waipopo Huts Trust	189.47	SUB - Subdivision	Standards	SUB-S4 Wastewater disposal.	Opposes SUB-S4 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend <b>SUB-S4 Wastewater disposal</b> to recognise the special case of the submitter's 36 properties at Waipopo Huts and allow for subdivision of their lands as a controlled activity.
Waipopo Huts Trust	189.48	General	All Objectives, Policies and Methods of the Proposed District Plan	General	Supports those rules insofar as they enable the outcomes contemplated by the MPZ objectives and MPZ policies.  Opposes those rules insofar as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land.  Despite the different flood hazard overlays and the lack of reticulated water/sewage there needs to be the ability to construct new buildings as a permitted activity.	Amend the objectives, policies and methods of the Proposed Plan as may be necessary to enable the use, development and renewal of dwellings on the submitter's 36 properties at Waipopo Huts, and to provide for mana whenua needs and activities on their land.  Insert a permitted activity rule to allow the re-construction of dwellings that previously occupied the Waipopo land.
Waipopo Huts Trust	189.49	General	All Objectives, Policies and Methods of the Proposed District Plan	General	The matters raised in this submission appear to be equally applicable to other Māori owned land within this area, on the basis that: (a) the aspirations of the landowners and occupants of such land are the same or similar; (b) such land is affected by the same or similar environmental issues; and (c) such land is affected by the same or similar provisions of the Proposed Plan.	Apply the relief sought in this submission equally to other Māori owned land within this area.
Waipopo Huts Trust	189.50	SUB – Subdivision	Standards	SUB-S3 Water supply	Provide for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land	Amend the standards to recognise the special case of the Waipopo Huts Trust land and allow for subdivision of their lands as a controlled activity.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.1	Planning Maps	Rezone		Opposes the General Rural Zone on 236 Meadows Road. A General Industrial Zone would better reflect the existing land use consents and wastewater treatment ponds on other adjoining sites. The submitter is confident that the requirements of the NPS on Highly Productive Land can be satisfied to facilitate the proposed rezoning.  [see original submission for full reasons]	<b>Rezone</b> 236 Meadows Road as General Industrial Zone (GIZ) as shown on the attached map.

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North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.2	Planning Maps	Urban Areas Overlay	Urban Area - Timaru	Opposes the extent of the Timaru Urban Area. The extent of the Timaru Urban Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Amend the Planning Maps so that the <b>Urban Area Overlay</b> boundary is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.3	Planning Maps	Specific Control Area	Height Specific Control Area	Considers the Height Specific Control Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Amend the Planning Maps so that the <b>Height Specific Control Area overlay</b> is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.4	Planning Maps	Versatile Soils Overlay		Opposes the Versatile soils Overlay on Lot 3 DP 432561.	Delete the <b>Versatile Soils Overlay</b> from Lot 3 DP 432561.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.5	SD - Strategic Direction	Objectives	SD-O6 Business Areas and Activities	Support SD-O6, it is considered appropriate.	Retain <b>SD-O6 Business Areas and Activities</b> as notified.
North Meadows 2021 Limited and Thompson	190.6	EI - Energy and Infrastructure	Rules Section G - Flight Paths Protection	EI-R39 Buildings, structures or trees with the Aerodrome Flight	Support in part EI- R39, however, greater clarity/detail of the Airport certification process is required.	Amend Rule <b>EI- R39 Buildings, structures or trees with the Aerodrome Flight Paths Protection Area Overlay</b> by inserting detail of the certification process at <b>PER-1</b> or potentially via a note.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Engineering (2002) Limited			for Richard Pearse Airport (Timaru Airport)	Paths Protection Area Overlay		
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.7	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M <sup>2</sup> or more	Supports NH-R4 as it provides a pathway to permit natural hazard sensitive activities that are subject to flooding, including by way of minimum finished floor level requirements.	Retain <b>NH-R4</b> as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.8	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Opposes NH-S2 as it is unclear from the rule as to whether the limits are applied on a per site, project or per zone basis. It is assumed that it is not a per zone limit as. The rule should be amended to make clear the volume is per site. Further, earthworks to achieve the required minimum floor levels should be excluded from the volume restrictions.	Amend <b>NH-S2 volume of earthworks</b> as follows: <b>1. Flood Assessment Areas Overlay</b> <i>The earthworks do not exceed:</i> · 2,000m <sup>2</sup> in area in any calendar year in a Rural zone <u>site</u> ; and · 250m <sup>2</sup> in area in any calendar year in any <u>site within any</u> other zone. <i>Except for earthworks necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1.</i>
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.9	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	Oppose SASM-R1 PER-1, as PER-2 requires an Accidental Discovery Protocol process to be undertaken, so it adequately provides for accidental discoveries, so PER-1 should be deleted.	Amend <b>SASM-R1 Earthworks not including quarrying and mining</b> as follows:  <b>1. Wahi tupuna Overlay (excluding the Māori Purpose Zone)</b> <b>PER-1</b> <i>The activity is either:</i> <i>1. earthworks, including those associated with and under new buildings/structures and those necessary for the installation of infrastructure /utilities, do not exceed a maximum area of 750m<sup>2</sup>; or</i> <i>2. earthworks for the purpose of maintaining existing roads, tracks, or natural hazard mitigation works, and are within the footprint or modified ground comprised by the existing road, track or natural hazard mitigation works; and</i> <b>PER-2 PER-1</b>
						<i>The Accidental Discovery Protocol commitment form, contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol, has been completed and submitted to Council, at least 2 weeks prior to the commencement of any earthworks.</i>
North Meadows 2021 Limited and Thompson Engineering (2002)	190.10	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Opposes the use of the term “avoid” in Clause 2 in Part CE-P12. This sets a high threshold and the term “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay in accordance with this policy.	Amend <b>CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)</b> as follows: 1. [...]. 2. Within existing urban areas, <i>manage avoid increasing</i> the risk of social, economic, or environmental harm from coastal natural hazards.

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Limited						
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.11	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Supports CE-R4. In the context of the Washdyke industrial area, it is appropriate that buildings are provided for in the Sea Water Inundation Overlay.	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.12	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	Considers an additional exclusion of earthworks that this rule applies.	Amend <b>EW-R1 Earthworks, excluding[...]</b> as follows: a. [...]. [...] h. within the building footprint, or within 2m of the outer edge of, a building that has building consent and that complies with EW-S3. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site; <b>and</b> <b>i. necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1.</b>
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.13	NOISE - Noise	Standards	Table 24 - Noise performance standards	Opposes the 'in-zone' noise limit for the GIZ. Noise limit controls are considered appropriate along the zone boundary with sensitive zones or at the notional boundary of noise sensitive activities in other zones.	Amend <b>Table 24 Noise performance standards</b> as follows: <b>Receiving zone and assessment location</b> [...] 3. Within any part of a site in the following zones: 1. Large Format Retail Zone 2. Town Centre Zone 3. City Centre Zone <b>General Industrial Zone, excluding those sites located to the east of the Main South Railway Line and forming part of, or adjoining the Port of Timaru.</b>
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.14	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the	Supports GIZ-O1 as it is considered appropriate.	Retain as notified.
Thompson Engineering (2002) Limited				General Industrial Zone		
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.15	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Supports in part that GIZ-O2.7 seeks buildings and activities that "do not compromise" the amenity of adjoining Residential and Open Space and Recreation Zones. But the term 'maintain' is more appropriate and aligns with GIZ-O3.4.	Amend Objective <b>GIZ -O2 Character and qualities of the General Industrial Zone</b> as follows: <i>The character and qualities of the General Industrial Zone comprise:</i> [...] 7. buildings and <b>activities that do not compromise maintain</b> the amenity of adjoining Residential and Open Space and Recreation Zones; and

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>8. landscape planting and screening along road frontages and Open Space and Recreation Zones.</i>
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.16	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Supports GIZ-O3 as it is considered appropriate	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.17	GIZ - General Industrial Zone	Objectives	PREC3-O1 Washdyke industrial expansion precinct	Supports PREC3-O1 as it is considered appropriate.	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.18	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Supports GIZ-P1 as it is considered appropriate.	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.19	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Supports GIZ-P4 as it is considered appropriate.	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.20	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Supports GIZ-Pas it is considered appropriate	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.21	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial Activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities	Opposes GIZ-R1 in part as it excludes ancillary activities. This is not necessary given the definition of “Industrial Activity” includes “any ancillary activity”. An amendment is proposed to the rule to remove the exclusion of ancillary activities. As a result, considers GIZ-R2 can be deleted with the changes proposed in GIZ-R1.  Also concerned that resource consent is required where a trade waste connection is required, even the site has an existing available connection. Request to amend PER-2 to	Amend <b>GIZ-R1</b> as follows:  <b><i>Rule GIZ-R1 - Industrial activity, Trade supplier, Laboratories, Service stations, Motor garage, Emergency services facilities, Veterinary clinics, excluding any <del>industrial ancillary activity and offensive trades</del></i></b>  <i>PER-1</i>  <i>The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i>  <i>PER-2</i>

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				Veterinary Clinics Excluding any Industrial ancillary activity and offensive trades	permit such activities.	<i>If the activity <del>does not</del> requires a new industrial and trade waste connection <u>and a trade waste connection is available; and</u></i> <i>PER-3 -The activity and its buildings and structures, complies with all the Standards of this chapter; and</i> <i>PER-4</i> <i><u>Any ancillary activity does not include a residential activity; and</u></i> <i>PER-5</i> <i>Any ancillary activity(s):</i> <i><u>1. are located on the same site of the primary industrial activity; and</u></i> <i><u>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site.</u></i>
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.22	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Considers it is appropriate to combine Rule GIZ-R1 with Rule GIZ-R2, to streamline the rule framework. [Refer to related submission point on GIZ-R1].	Delete <b>GIZ-R2</b> ; AND Amend Rule <b>GIZ-R1</b> as outlined in submission on GIZ-R1.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.23	GIZ - General Industrial Zone	Standard	GIZ-S2 Maximum height of buildings and structures	Supports the 35m height limit in the Height Control Area.	Retain as notified.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.24	GIZ - General Industrial Zone	Standard	GIZ-S3 Setbacks of buildings and structures excluding fences	Opposes GIZ-S2 as a 3-metre setback (comprising the required landscaping) is considered an appropriate width to establish the species set out in GIZ-S6 and provide the screening and amenity anticipated.	Amend <b>GIZ-S3 Setbacks of buildings and structures excluding fences</b> as follows: <b>1. General Industrial Zone</b> <i>1. Any building or structure must be setback a minimum of <del>5m</del> <u>3m</u> from any road boundary; and</i> <i>2. Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone or Open Space and Recreation Zone.</i> [...]
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.25	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Considers GIZ- S6 is generally appropriate, however Clause 4 should allow planting to occur in the following planting season.	Amend <b>GIZ-S6 Landscaping and bund(s)</b> as follows: <b>1. General Industrial Zone</b> [...] <i>4. The landscaping strip must be permanently maintained and if any plants die or become diseased, the must be replaced <u>in the next planting season immediately.</u></i> <b>2. Washdyke Industrial Expansion Precinct</b> [...]
North Meadows 2021 Limited	190.26	DEV3 - Washdyke Industrial	General	General	Opposes the use of multiple references to the same area of land. The PTDP uses the following references which are understood to relate to the same area of land:	Amend the <b>Washdyke Industrial Development Area Chapter</b> to ensure all references to the chapter name area correct.



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and Thompson Engineering (2002) Limited		Development Area			<ul style="list-style-type: none"> <li>- Washdyke Development Area</li> <li>- Washdyke Industrial Development Area</li> <li>- Washdyke Expansion Development Area (planning map reference).</li> </ul> <p>The PTDP should rely on the reference to “Washdyke Industrial Development Area” and delete or amend any other reference.</p>	
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.27	DEV3 - Washdyke Industrial Development Area	Policies	DEV3-P1 Anticipated Activities	Considers DEV3-P1 is generally appropriate, however the reference to “development” should include a reference to “land use and subdivision”. Further, it is not clear what the “associated requirements” are. This term is considered unnecessary.	Amend <b>DEV3- P1 Anticipated Activities</b> as follows:  <i>Enable <u>land use, subdivision and</u> development that complies with the Washdyke Industrial Development Area <u>and any associated requirements.</u></i>
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.28	DEV3 - Washdyke Industrial Development Area	Plans	Figure 23 - Washdyke Industrial Development Area Plan	Opposes a Walkway/ cycle way as shown on Figure 23. This runs along the southern boundary of 2 and 4 Milward Street. There are public health and safety concerns associated with a walkway/cycleway in this location. It should instead extend along Milward Street and Road 4 and on to the lagoon.	Amend Figure 23, to delete the <b>Washdyke Industrial Development Area Plan walkway/cycleway</b> from the southern boundary of 2 and 4 Milward Street; and instead relocate it to Milward Street and Road 4 to Washdyke Lagoon.
GJH Rooney	191.1	General	General	General	Considers the PTDP has been drafted as a restrictive planning document that seeks to micromanage the effects of many activities that have previously been permitted. The PTDP consistently goes that extra step in terms of restrictiveness and micromanagement compared to other district plans is unnecessary and will result in additional costs and delays without adding any value in terms of environmental outcomes and sustainable management.	Request the PTDP to be more enabling and restricts where necessary to achieve statutory requirements.
GJH Rooney	191.2	General	General	General	Considers the Proposed District Plan contains confusing and unnecessary overlap with consenting for Regional Council activities within the beds of rivers.	Amend the Proposed District Plan to avoid confusing and unnecessary overlap with consenting for Regional Council activities within the beds of rivers.
GJH Rooney	191.3	General	General	General	Considers the PTDP has been drafted to require significant areas of private land to be surrendered when subdivision or development occurs, even for minor activities such as boundary adjustment.	Not specified.
GJH Rooney	191.4	General	General	General	Considers policy direction in the PTDP provides for Council to take significant areas of land without any provision for compensation.  Considers the land required by the PTDP is large, which would deter development.  [Refer original submission for full reason]	Amend the Proposed District Plan to provide compensation to landowners where they are required/requested to provide land to provide for Council’s future needs over and above the minimum requirements.
GJH Rooney	191.5	General	General	General	Considers land-based gravel extraction is important to continuity of supply and consistency of gravel quality. Request the proposed plan to introduce a gravel extraction overlay	Add a new <b>Gravel Extraction Overlay</b> with relevant provisions, which: 1. includes land where existing land-based gravel extraction and clean fill deposition occurs; and

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					across land where existing land-based gravel extraction and clean fill deposition occurs. Such a layer should recognise and provide for this activity as well as protecting the sites from encroachment of sensitive activities in a way that the proposed plan has recognised and protected primary production.	2. recognise and provide for gravel extraction activity as well as protecting the sites from encroachment of sensitive activities in a way that the proposed plan has recognised and protected primary production.
GJH Rooney	191.6	Definitions	Definitions	Earthworks	The submitters support in part the definition of earthworks but submits that the definition be refined to exclude mining and quarrying as these activities have their own separate definitions and rules. Such an amendment avoids potential confusion, misalignment or misinterpretation when applying the relevant planning provisions to the relevant activities.	Amend definition of <b>Earthworks</b> as follows: <i>Earthworks 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, <u>mining, quarrying</u> and disturbance of land for the installation of fence posts.</i>
GJH Rooney	191.7	Definitions	Definitions	National Grid Subdivision Corridor	Oppose the definition as it goes beyond what is required by the relevant Code of Practice and Regulations providing an unfair advantage to the network provider potentially avoiding and/or frustrating the requirement to pay compensation under the Public Works Act 1981.	Amend definition of <b>National Grid Subdivision Corridor</b> to refer to the clearance distances specified by the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and the Electricity (Hazards from Trees) Regulations 2003.
GJH Rooney	191.8	Definitions	Definitions	National grid yard	Oppose the definition as it goes beyond what is required by the relevant Code of Practice and Regulations providing an unfair advantage to the network provider potentially avoiding and/or frustrating the requirement to pay compensation under the Public Works Act 1981.	Amend definition of <b>National Grid Yard</b> to refer to the clearance distances specified by the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and the Electricity (Hazards from Trees) Regulations 2003.
GJH Rooney	191.9	Definitions	Definitions	Outdoor lighting	Oppose the definition including the reference to interior lighting that emits directly into the outdoor environment. The definition should be refined to exclude artificial light from vehicles.	Amend definition of <b>Outdoor Lighting</b> as follows : <i>means any exterior <del>or interior</del> lighting (<u>excluding light emitted from vehicles</u>) that emits directly into the outdoor environment.</i>
GJH Rooney	191.10	Definitions	Definitions	Permanent workers accommodation	Oppose the definition as it only provides for full-time workers accommodation.	Amend definition of <b>Permanent Workers Accommodation</b> to provide for the accommodation of part-time workers of a primary production activity, or a rural industrial activity.
GJH Rooney	191.11	Definitions	Definitions	Quarrying activities	Support in part.	Amend definition of <b>Quarrying Activities</b> as follows: <i>Means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), deposition <u>and removal</u> of overburden material, rehabilitation, landscaping and clean filling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</i>
GJH Rooney	191.12	Definitions	Definitions	Riparian margin	The submitters oppose the definition. Defining the riparian margin based on the width of the riverbed is too generic and, in many situations, will be well outside the transitional zone. The riparian margin should be defined by a lesser distance such as 5 metres, or the Riparian Zone, whichever is the greater.	Amend the definition of <b>Riparian Margin</b> by reducing the 10-100m distance with a lesser distance such as 5 meters or the Riparian Zone, whichever is greater.
GJH Rooney	191.13	EI - Energy and Infrastructure	General	General	Considers the provisions for renewable energy in the PTDP should be more enabling in line with the NPS for Renewable Energy Generation 2011.  Considers a discretionary activity status for large scale (non-domestic) renewable generation does not achieve the policy intention of the NPS.	<b>EI - Energy and Infrastructure</b>  1. Amend the provisions for renewable energy to be more enabling in line with the NPS for Renewable Energy Generation 2011  2. Add a new permitted activity rule to permit large scale solar arrays on existing buildings in industrial and rural zones; and

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						3. And add a new enabling policy to encourage and promote large scale solar arrays to generate renewable electricity.
GJH Rooney	191.14	EI - Energy and Infrastructure	Rules Section C - Rules for network utilities - Three Waters	EI-R26 Construction of new underground and above ground water systems infrastructure, including:...	Oppose Rule EI-26(2). The rule requires RDA land use consent for all plumbing and drainage work associated with a water supply, wastewater system, and stormwater infrastructure, whether above or below ground in all zones except Rural. This rule in itself would make most subdivisions at least RDA activity, and duplicate Subdivision Consent, Building Consent and Service Consent assessments.  Consider the resource consent required under this rule is unnecessary.	Delete <b>EI-R26</b> .
GJH Rooney	191.15	EI - Energy and Infrastructure	Rules Section E - Rules for Renewable Electricity Generation	EI-R32 The installation, operation, maintenance, upgrading and removal of a solar cell or any array of solar cells for a small-scale renewable electricity generation and its use.	Considers EI-R32.1 is unnecessary as it does not provide for excess electricity to be supplied back into the National Grid in the Rural Lifestyle Zone as a permitted activity. This rule captures any property that supplements mains supply with renewable electricity generation such as solar panels and provides excess electricity to the National Grid. Therefore, discouraging not enabling renewable energy implementation and development.	Amend <b>EI-R32</b> by: 1. Deleting EI-R32.1 for Rural Lifestyle Zone  2. Change EI-R32.2 to apply to all zones.
GJH Rooney	191.16	EI - Energy and Infrastructure	Rules Section E - Rules for Renewable Electricity Generation	EI-R35 The installation and upgrading of large-scale renewable electricity generation activities	Opposes EI-R35. It is submitted that a discretionary activity rule will not enable and facilitate large scale renewable energy generation facilities such as solar arrays on large buildings. The proposed plan should include an enabling policy and a permitted activity rule to provide for large scale solar arrays, especially on existing buildings within industrial or rural zones where electricity will be returned to the national grid on a commercial scale.	1. Amend EI-R35 The installation and upgrading of large-scale renewable electricity generation activities to exclude solar arrays. And 2. Include new policy and rules to enable large scale solar arrays as requested earlier.
GJH Rooney	191.17	Planning Maps	Birdstrike Management Area		Opposes in part the BMAO. The overlay unnecessarily encroaches on Future Development Area (FDA) 14.	Amend the <b>Birdstrike Management Overlay</b> to avoid FDA14.
GJH Rooney	191.18	SW - Stormwater Management	Section A: Activities in the Residential Zones, Rural Lifestyle Zone, Settlement Zone and	SW-R3 Non-Residential activities that include impervious surfaces of 500m <sup>2</sup> or greater for carparking, excluding stormwater discharges that are	Support in part. Considers the rule requires clarification to enable it to be easily applied and understood.	Amend the rule heading of <b>SW-R3</b> as follows:  <b><i>SW-R3 Non-Residential activities that include impervious surfaces of 500m<sup>2</sup> or greater for car parking, excluding stormwater discharges that are authorised by a resource consent from the Canterbury Regional Council <u>or is permitted</u> pursuant to the relevant Regional Plan.</i></b>

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			Māori Purpose Zone	authorised by a resource consent from the canterbury regional council prior to the relevant regional plan		
GJH Rooney	191.19	SW - Stormwater Management	Section D: Activities in all zones	SW-R7 The installation of any copper, galvanised metal, unpainted zincalume or any other unpainted metal, used in roof materials, gutters, downpipes or	The submitters have a neutral position SW-R7 as the effects of the rule are still being assessed.	Not specified.
				external cladding of buildings or structures		
GJH Rooney	191.20	SW - Stormwater Management	Standards	SW-S1 Rainwater storage systems	The submitters oppose this standard applying to DEV2 - Gleniti Residential Development Area as the Gleniti bund and swale network has been designed to capture additional post development stormwater flows from this area.	Amend <b>SW-S1 Rainwater Storage Systems</b> to exclude <b>DEV2 - Gleniti Residential Development Area</b> from this standard.
GJH Rooney	191.21	TRAN - Transport	Policies	TRAN-P1 Active transport	Oppose TRAN-P1(5) using the word “requiring”. Considers Council should be encouraging and promoting cycle parking, not requiring it, as it is not appropriate in all circumstances.	Amend <b>TRAN-P1</b> as follows: <b>TRAN-P1 Active transport</b> <i>Encourage active transport modes such as cycling and walking by:</i> <i>1.ensuring safe pedestrian access to building entrances;</i> <i>2.requiring permeable road layouts;</i> <i>3.requiring footpaths and other active transport infrastructure;</i> <i>4.requiring consolidated settlement patterns;</i> <i>5. <del>requiring</del> encouraging secure, sheltered cycle parking that is located in a convenient and safe position and which ensures pedestrian safety; and</i> <i>6.encouraging the provision of end-Of-journey facilities for staff such as bicycle parking, showers, lockers and dedicated changing spaces.</i>
GJH Rooney	191.22	TRAN - Transport	Policies	TRAN-P8 Parking, loading and manoeuvring	Oppose TRAN-P8(3) as the policy duplicates the requirements of the Building Act 2004.	Amend <b>TRAN-P8</b> as follows: <b>TRAN-P8 Parking, loading and manoeuvring</b> <i>Require land use activities to provide:</i> <i>1. efficient, effective and safe servicing and vehicle manoeuvring facilities on-Site, including for emergency service vehicles;</i> <i>2. accessible parking spaces on-Site for non-Residential activities with a large floor area;</i> <i>3. <del>safe access for pedestrians and cyclists through parking areas, that are designed to reduce opportunities for crime through the demonstrated implementation of CPTED; and</del></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						4. <u>3</u> .landscaping in provided parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.
GJH Rooney	191.23	TRAN - Transport	Rules	TRAN-R11 New private roads, roads and other land transport infrastructure outside of existing road or rail corridors	There is no definition of a Private Road. Any combined private access appears to meet the definition of a Private Way.	Add a definition of "Private Way" to the definition section or remove the reference to Private Way in <b>TRANS-R11</b> .
GJH Rooney	191.24	TRAN - Transport	Standards	TRAN-S1 Landscaping where five or more at grade car parking spaces are provided for non-Residential activities on a site	The submitters oppose TRAN-S1. Limiting landscaping to indigenous species and requiring a 40mm minimum diameter (indigenous) tree, as well as being required to source the plantings from within the ecological district is unnecessarily onerous and expensive, let alone potentially difficult to source.	Amend <b>TRAN-S1</b> with the following changes: <b>TRAN-S1 Landscaping where five or more at grade car parking spaces are provided for non-Residential activities on a site</b>
						1. to encourage but not mandate indigenous planting. 2. The 40mm diameter requirement of TRAN-S1(5)(b) should be reduced for indigenous tree species.
GJH Rooney	191.25	TRAN - Transport	Standards	TRAN-S10 Vehicle access way requirements	Considers TRAN-S10(2) requires sealing 20 metres is unnecessarily long, and most roads are not sealed to the road boundary.  Considers there are many examples where it is appropriate to access from the primary road without any adverse effect. Therefore, considers TRAN-S10(3) should promote rather than require access to the secondary roads.  Considers the passing bay width of 5.5 metres in TRAN-S10(4) is excessive. Considers the 5.5m is intended to be the combined width of the carriage way and passing bay, but the drafting does not specify this.	Amend <b>TRAN-S10 Vehicle access way requirements</b> with the following changes: 1. Reduce the sealing requirement of <b>TRAN-S10(2)</b> from 20m to 5 metres from the existing seal formation regardless of the distance to the road boundary, and not require sealing where the road is unsealed. 2. Amend <b>TRAN-S10(3)</b> to promote the access to the secondary road as the principal consideration but provide for access to the primary road as an alternative where there are no resulting adverse effects. 3. Amend <b>TRAN-S10(3)</b> to specify a combined passing bay and carriage way width of 5.5 metres.
GJH Rooney	191.26	TRAN - Transport	Standards	TRAN-S17 Vehicle crossings onto roads with 70km/h or greater posted speed limits	The submitter is neutral on TRAN-S17.1 as the Plan does not appear to specify Gate Setback Distances referred to in the standard.	Amend <b>TRAN-S17.1</b> to specify Gate Setback Distances.
GJH Rooney	191.27	TRAN - Transport	Standards	TRAN-S19 Lighting of parking and manoeuvring	Oppose TRAN-S19 referring to all zones. This standard conflicts with Light restrictions within Light Sensitive Areas as it is not clear what the standard means when it states "...that comply with the rules in the Light Chapter...".	Amend <b>TRAN-S19 Lighting of parking and manoeuvring</b> with the following matters considered: 1. Provide an exemption within Light Sensitive Areas, and all activities that are not commercial or industrial. 2. Many farms (Primary Production properties) will load and unload stock in darkness at certain times of the year and it is unnecessary to require lighting of these areas for when this activity occurs. 3. Many rural or rural lifestyle residential properties will have more than 10 or more (unmarked) parking spaces.
GJH Rooney	191.28	SASM - Sites and Areas of	Rules	SASM-R1 Earthworks not	Oppose SASM-R1(1) PER-1 as considers the maximum area of 750m <sup>2</sup> is too restrictive for earthworks associated with	Amend <b>SASM-R1</b> as follows: <b>SASM-R1 Earthworks not including quarrying and mining</b>

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		Significance to Māori		including quarrying and mining	<p>primary production and should be increased to 2000m<sup>2</sup>.</p> <p>Oppose SASM-R1(1) PER-2. Considers the 2 weeks notice requirement is difficult for minor activities to be undertaken.</p> <p>Oppose earthworks within SASM-R1(3) being a restricted discretionary activity. Therefore seeks to remove SASM-R1(3) and amend permitted activity rule SASM-R1(1) to include wāhi tapu and wāhi tapu overlays.</p> <p>[Refer original submission for full reason]</p>	<p><b>1 . Wāhi Tūpuna Overlay (excluding the Māori Purpose Zone ), <u>Wāhi tapu and Wāhi tapu overlays</u></b></p> <p><i>Note : for earthworks associated with quarrying and mining, see SASM-R5</i></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>The activity is either:</i></p> <p><i>1.earthworks, including those associated with and under new buildings/structures and those necessary for the installation of infrastructure / utilities, do not exceed a maximum area of <del>750m<sup>2</sup></del> <b>2000m<sup>2</sup></b>; or</i></p> <p><i>2.earthworks for the purpose of maintaining existing roads , tracks , or natural hazard mitigation works, and are within the footprint or modified ground comprised by the existing road, track or natural hazard mitigation works; and</i></p> <p><b>PER-2</b></p> <p><i>The Accidental Discovery Protocol commitment form, contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol, has been completed and submitted to Council, <del>at least 2 weeks</del> prior to the commencement of any earthworks.</i></p> <p><b>2. Wāhi Taoka and Wai Taoka Overlay</b></p> <p><b>[...]</b></p> <p><b><u>3. Wāhi tapu and wai tapu overlays</u></b></p> <p><i>Activity status: Restricted Discretionary</i></p> <p><b>Where:</b></p> <p><b>RDIS-1</b></p> <p><i>All earthworks, including those associated with and under new buildings/structures, and including those necessary for the installation of infrastructure/utilities.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <p><i>whether Te Rūnanga o Arowhenua has been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation; and</i></p> <p><i>whether a cultural impact assessment has been undertaken and the proposal's consistency with the values identified in SCHED6 – Schedule of Sites and Areas of Significance to Kāti Huirapa; and</i></p> <p><i>the potential adverse effects, including on sensitive tangible and/or intangible cultural values as identified through engagement with Te Rūnanga o Arowhenua; and</i></p> <p><i>effects on sites where there is the potential for koiwi or artefacts to be discovered, including consideration of the need to implement an accidental discovery protocol or have a cultural monitor present, and whether an accidental discovery protocol has been agreed with Te Rūnanga o Arowhenua; and</i></p> <p><i>whether there are alternative methods, locations or designs that would avoid or mitigate the impact of earthworks on the values associated with the site or area of significance; and</i></p>

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						<p><i>the appropriateness of any mitigation measures proposed; and</i></p> <p><i>whether the proposed activity provides an opportunity to recognise Kāti Huirapa culture, history and identity associated with the site/area, and any potential to:</i></p> <p><i>affirm the connection between mana whenua and place; or</i></p> <p><i>enhance the cultural values of the site/area; or</i></p> <p><i>provide for the relationship of Kāti Huirapa with their taoka;</i></p> <p><i>commensurate with the scale and nature of the proposal; and</i></p> <p><i>any opportunities to maintain or enhance the ability of Kāti Huirapa to access and use the Site or Area of Significance; and</i></p> <p><i>where the earthworks will remove indigenous vegetation, the nature of any effects on mahika kai and other customary uses; and</i></p> <p><i>in respect of utilities, the extent to which the proposed utility has functional needs for its location.</i></p> <p><b>Note:</b> <del>Limited notification of Te Rūnanga o Arowhenua is likely to be required under this rule.</del></p>
GJH Rooney	191.29	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R5 Mining and quarrying	Oppose SASM-R5.1.PER-1 in relation to the inclusion of SASM-6 due to the upper Rangitata being back country land and the maximum area of 750m2 is too restrictive for mining and quarrying in this area.	Amend <b>SASM-R5 Mining and quarrying</b> by excluding SASM6 from the 750m2 earthwork limit for permitted activity under SASM-R5.1.PER-1.
GJH Rooney	191.30	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P1 Assessment and identification of significant indigenous biodiversity	Oppose ECO-P1 to the extent that Council has identified and mapped SNAs within the beds of rivers and lakes (section 13 RMA land). [Refer original submission for full reason]	Amend <b>ECO-P1 Assessment and identification of significant indigenous biodiversity</b> to specially exclude the identification of SNAs on section 13 RMA land.
GJH Rooney	<del>191.31</del>				Submission point deleted due to duplication, refer submission point 191.30.	Refer submission point 191.30.
GJH Rooney	191.32	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities)	The submitter supports the rule, but considers another provision should be added to provide for the clearance for indigenous vegetation within the SNA overlay where the clearance is supported by QEII National Trust or the Department of Conservation.	Amend <b>ECO- R1</b> as follows: <b><i>ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO- R3 for National Grid activities)</i></b> <b><i>1. Significant Natural Areas Overlay</i></b> <b><i>Activity status: Permitted</i></b> <b><i>Where</i></b> <b><i>[....]</i></b> <b><i>PER-X</i></b> <b><i>Or the clearance is supported by the QEII National Trust or the Department of Conservation.</i></b>
GJH Rooney	191.33	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R4 Clearance of trees in the Long-Tailed Bat Protection Area	Oppose ECO-R4. The rules means that minor clearance of some trees would not be a permitted activity. Considers landowners should be encouraged to work with the Department of Conservation to protect existing bat habitat without the need for the additional regulatory requirement of needing a resource consent.	Amend <b>ECO-R4 Clearance of trees in the Long-Tailed Bat Protection Area</b> to provide for any vegetation clearance to be a permitted activity where consultation with the Department of Conservation has been undertaken in advance of the clearance.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					[Refer original submission for full reason	
GJH Rooney	191.34	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R5 Earthworks in a Significant Natural Area	Opposes ECO-R5. Considers a permitted activity rule should be inserted at ECO-R5 to provide for earthworks within the SNA overlay where the earthworks is supported by QEII National Trust or the Department of Conservation. This would support the submitter's submission in relation to ECO- R1(1) regarding indigenous vegetation clearance.	Amend <b>ECO-R5 Earthworks</b> to create a permitted activity rule for earthworks within a Significant Natural Area where the earthworks are supported by the QEII National Trust or the Department of Conservation.  Any consequential amendments as a result of the change.
GJH Rooney	191.35	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R6 Subdivision of land containing a Significant Natural Area	Oppose ECO-R6 as subdivision of land containing a SNA should not be a discretionary activity simply because the site has a SNA within it. The SNA is unlikely to be affected by the subdivision unless the boundary change dissects the SNA.	Amend the heading of <b>ECO-R6</b> as follows:  <b><i>ECO-R6 Subdivision of land containing a Significant Natural Area <u>where a new boundary intersects a Significant Natural Area.</u></i></b>  AND  Insert a new policy to support the requested change to this rule.
GJH Rooney	191.36	SCHED10 Schedule of Visual Amenity Landscapes	Visual Amenity Landscape overlay	VAL-4 Cave Hill	Opposes NFL-R7 requiring a resource consent for afforestation within VAL-4. This VAL layer covers a significant area of land that is already subject to multiple SNAs.	Either:  Delete <b>VAL-4</b> ; OR  Delete <b>NFL-R7 Afforestation</b> .
GJH Rooney	191.37	NFL - Natural Features and Landscapes	Rules	NFL-R7 Afforestation	Opposes NFL-R7 requiring a resource consent for afforestation within VAL-4. This VAL layer covers a significant area of land that is already subject to multiple SNAs.	Either  Delete <b>NFL-R7 Afforestation</b> ;  OR  Delete <b>VAL-4</b> .
GJH Rooney	191.38	NFL - Natural Features and Landscapes	Rules	NFL-R8 New roads, farm tracks and walking and cycling tracks	Oppose NFL-R8 applying to the VAL overlay. Including the VAL overlay is unduly restrictive and unnecessary.	Amend <b>NFL- R8</b> as follows:  <b><i>NFL- R8 New roads, farm tracks and walking and cycling tracks</i></b>  <b><i>ONF overlay</i></b>  <b><i>ONL overlay</i></b>  <b><i><del>VAL overlay</del></i></b>  <b><i>Activity status: Restricted Discretionary</i></b>  <b><i>[...]</i></b>
GJH Rooney	191.39	NFL - Natural Features and Landscapes	Rules	NFL-R9 Subdivision	Oppose all subdivision being discretionary within an ONF, ONL or VAL overlay.  Considered the Discretionary activity status are unnecessarily restrictive:  3. For any subdivisions within VAL; and  4. For boundary adjustment subdivision and subdivisions for primary production on ONF and ONL.  And consider the above activities should not be controlled	Amend <b>NFL-R9 Subdivision</b> to:  1. remove the VAL Overlay; and  2. exclude boundary adjustment subdivisions; and  3. exclude subdivision of land used for primary production.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					under this rule	
GJH Rooney	191.40	NFL - Natural Features and Landscapes	Standards	NFL-S3 Proximity of new residential units, farm buildings and structures to existing buildings	Oppose NFL-S3.2 as this level of control is unnecessary for a visual amenity landscape.	Amend <b>NFL-S3 Proximity of new residential units, farm buildings and structures to existing buildings</b> to delete the control within VAL overlay (NFL-S3.2) from the standard.
GJH Rooney	191.41	NFL - Natural Features and Landscapes	Standards	NFL-S4 Footprint of buildings and structures and lengths of irrigators	Oppose NFL-S4.2 as this level of control is unnecessary for a visual amenity landscape.	Amend <b>NFL-S4 Footprint of buildings and structures and length of irrigators</b> to delete the control within VAL overlay (NFL-S4.2) from the standard.
GJH Rooney	191.42	NFL - Natural Features and Landscapes	Standards	NFL-S5 Colours and materials	Oppose NFL-S5.2 as this level of control is unnecessary for a visual amenity landscape.	Amend <b>NFL-S5 Colours and materials</b> to delete the control within VAL overlay (NFL-S5.2) from the standard.
GJH Rooney	191.43	NFL - Natural Features and Landscapes	Standards	NFL-S6 Earthworks	Oppose NFL-S6.2 as this level of control is unnecessary for a visual amenity landscape.	Amend <b>NFL-S6 Earthworks</b> to delete the control within VAL overlay (NFL-6.2) from the standard:
GJH Rooney	191.44	PA - Public Access	Policies	PA-P1 Benefits of public access	Oppose PA-P1 as the policy needs to recognise the negative impact public access can have on landowners, in particular those involved in primary production. The current drafting only looks at public access through one sphere.	Amend <b>PA-P1 Benefits of public access</b> to recognise the impacts of public access also.
GJH Rooney	191.45	PA - Public Access	Policies	PA-P2 Requirements for public access	Opposes PA-P2 that states "Require" public access. The policy should be worded to "facilitate" public access. This needs to be able to be balanced as public access may not be appropriate in all circumstances depending on the type of land use.	Amend <b>PA-P2 Requirements for public access</b> by: 1. replacing the word 'Require' with either 'facilitate' or 'promote'. 2. Insert an additional subclause recognising reverse sensitivity effects.
GJH Rooney	191.46	PA - Public Access	Policies	PA-P4 Limiting public access	Considers PA-P4 should recognise reverse sensitivity as a reason for limiting public access.	Amend <b>PA-P4 Limiting public access</b> to include a subclause identifying reverse sensitivity as a reason to limit public access.
GJH Rooney	191.47	SUB - Subdivision	Policies	SUB-P2 Subdivision of land within sensitive environments	Opposes the directive to requiring esplanade provisions as described in SUB-P2.2. Considers the esplanade provisions may compromise the ability of the landowner to continue to use their land effectively due to reverse sensitivity. [Refer original submission for full reason]	Amend <b>SUB-P2</b> to recognise that esplanade provisions can have an adverse effect through reverse sensitivity; AND Related relief sought to other submission points on SUB Chapter policies.
GJH Rooney	191.48	SUB - Subdivision	Policies	SUB-P7 Esplanade reserves and strips	Opposes the directive to requiring esplanade provisions as described in SUB-P2.2. Considers the esplanade provisions may compromise the ability of the landowner to continue to use their land effectively due to reverse sensitivity. [Refer original submission for full reason]	Amend <b>SUB-P7 Esplanade reserves and strips</b> to remove the requirement for esplanade provisions; AND Related relief sought to other submission points on SUB Chapter policies.
GJH Rooney	191.49	SUB - Subdivision	Policies	New	Opposes the directive to requiring esplanade provisions as described in SUB-P2.2. Considers the esplanade provisions may compromise the ability of the landowner to continue to use their land effectively due to reverse sensitivity. The submitter refers to the draft Waitaki District Plan which provides for a waiver/reduction.	And a new policy to the <b>SUB-Subdivision Chapter</b> to provide for a waiver or a reduction for esplanade requirements; AND Related sought to other submission points on SUB Chapter policies.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					[Refer original submission for full reason]	
GJH Rooney	191.50	SUB - Subdivision	Policies	SUB-P11 Residential Intensification	Supports SUB-P11 but consider that SUB-P11.2 should also afford the same flexibility to the General Residential Zone.	Amend <b>SUB-P11</b> as follows: <b>SUB-P11 Residential Intensification</b> <i>Provide for consolidation of residential zones outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 - Old North General Residential Precinct by:</i> <i>1. enabling a variety of residential units within the constraints of the allotment size anticipated by the zone;</i> <i>2. not specifying a minimum allotment size in <u>the General Residential Zone and</u> the Medium Density Zone for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and</i> [...]
GJH Rooney	191.51	SUB - Subdivision	Policies	SUB-P14 Rural allotments	Opposes the use of the word “avoid” in SUB-P14. Considers the policy should provide flexibility to work with natural boundaries and existing fence lines and occupation.	Amend <b>SUB-P14</b> as follows: <b>SUB-P14 Rural allotments</b> <i>Avoid- Discourage</i> subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless: <i>1. the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or</i> <i>2. the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and</i> <i>3. the subdivision is necessary for natural hazard mitigation; or</i> <i>4. the subdivision is necessary to protect the values of sensitive environments.</i> AND Amend the policy to encourage, where practicable, for new boundaries to align with natural boundaries or existing fence lines.
GJH Rooney	191.52	SUB - Subdivision	Rules	SUB-R1 Boundary adjustment	Opposes SUB-R1. Consider that Boundary adjustments should be a permitted activity. [Refer original submission for full reason]	Amend <b>SUB-R1 Boundary adjustment</b> as follows: <b>SUB-R1 Boundary adjustment</b> <b>Activity status : <del>Controlled</del> Permitted</b> <b>CON-1</b> <i>SUB- S1 is complied with; and</i> <b>CON-2</b> <i>SUB-S2 to SUB- S7 are complied with.</i> <b>Matters of control are restricted to:</b> [...]
GJH Rooney	191.53	SUB - Subdivision	Standards	SUB-S1 allotment sizes and dimensions	The submitter has a neutral position on proposed allotment sizes within all zones as the overarching effects of the proposed sizes is still being assessed.	Not specified.
GJH Rooney	191.54	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and	Considers SUB-S1.6 should be amended to allow for legal access to road frontage.	Amend <b>SUB-S1</b> as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				dimensions		<p><b><i>SUB-S1 Allotment sizes and dimensions</i></b></p> <p><b><i>SUB-S1</i></b></p> <p><b><i>6.</i></b></p> <p><b><i>General Industrial Zone</i></b></p> <p>Allotments must have <a href="#">legal access to</a> a minimum road frontage width of 7m.</p> <p>[...]</p>
GJH Rooney	191.55	SUB - Subdivision	Standards	SUB-S3 Water supply	Opposes SUB-S3.1 using a consent notice to “alert” future owners that the allotment does not require a water supply. [Refer original submission for full reason]	Amend <b>SUB-S3</b> follows: <b><i>SUB-S3 Water supply</i></b>
						<p><b><i>1.</i></b></p> <p><b><i>General Rural Zone</i></b></p> <p>1. All allotments within a rural water supply scheme must have either:</p> <p>a. Approval for the allotment to connect to a rural water supply scheme....</p> <p>b.[...]</p> <p>c. Evidence the future use of the allotment does not require water supply, and a consent notice is proposed altering future purchasers.</p> <p>[...]</p>
GJH Rooney	191.56	SUB - Subdivision	Standards	SUB-S4 Wastewater disposal	Opposes the requirement for all General Industrial Zone allotments to be connected to a reticulated wastewater network when there is currently limited ability to provide a reticulated connection in this zone due to location and Council infrastructure capacity. The standard should provide a minimum distance to the allotment boundary before a connection is required.	Amend <b>SUB-S4 Wastewater disposal</b> to only require a connection within the General Industrial Zone where a conveyance structure of the reticulated sewer network passes within 50 metres of the allotment boundary and where Council can provide that service.
GJH Rooney	191.57	SUB - Subdivision	Standards	SUB-S6 Vehicular access	Opposes SUB-S6.2. The standard should refer to no “additional” access with regard to a state highway or railway line. The standard should not alter the activity status of an application where there is an existing lawful access to either a state highway or crossing a railway line.	Amend <b>SUB-S6 Vehicular Access</b> so that clause 2 does not apply to existing vehicular crossings, and instead only new or additional crossings.
GJH Rooney	191.58	SUB - Subdivision	Standards	SUB-S8 Esplanade reserves and strips	Opposes SUB-S8. This standard should not apply to boundary adjustments. The standard should also recognise that in accordance with section 230 RMA esplanade provisions are only required where the average bed width of a river through or adjoining an allotment is 3m or more. The standard should outline that Council should be paying compensation for all esplanade provisions. [Refer original submission for full reason]	Amend <b>SUB-S8 Esplanade reserves and strips</b> to recognise Section 230 of the Resource Management Act; to provide for a minimum width of 5 metres regardless of lot size; and that compensation is to be paid where any strip is taken.
GJH Rooney	191.59	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	Opposes the methodology of achieving accidental discovery protocol by requiring a “commitment” form to be completed in accordance with APP4. The submitters do not oppose the principle of Accidental Discovery Protocol. But considers two weeks’ notice is too onerous and will make it very difficult for	Request to amend <b>EW-R1 Earthworks</b> by removing the requirement to provide two weeks notice in PER-2

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					minor activities to be undertaken as a permitted activity as intended.	
GJH Rooney	191.60	EW - Earthworks	Standards	EW-S1 Areas	Opposes EW-S1.2 applying to earthworks necessary to complete a subdivision in the General Residential Zone and the Medium Density Residential Zone. Such control has not been exerted under the operative District Plan.	Amend <b>EW-S1 Areas</b> to exclude earthworks associated with implementing a subdivision consent prior to receiving section 224(c) RMA Certification, in the General Residential Zone and Medium Density Residential Zone.
GJH Rooney	191.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend <b>DWP-R2 Subdivision not connected to a community sewage system</b> to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.
GJH Rooney	191.62	FC - Financial Contribution	Policies	FC-P2 Financial contributions for infrastructure and facilities	Opposes FC-P2. The policy is not specific enough in relation to meeting the needs for additional infrastructure that arise from the activity.	Amend <b>FC-P2 Financial contributions for infrastructure and facilities</b> to provide clarity.
GJH Rooney	191.63	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Rooding	General	Oppose the drafting of APP7, 1.0 in its current form. It is submitted that the drafting of APP7 should specify more detail especially in relation to financial contributions for retrospective infrastructure upgrades. These should only include the cost of the over and above from what would have been routine upgrade and replacement work. [see original submission for full detail]	Redraft <b>APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Rooding</b> .
GJH Rooney	191.64	APP7 - Financial Contribution	1.0 Water, Stormwater, Wastewater and Rooding	1.4 Water, Stormwater, Wastewater and Rooding	Opposes 1.4.a specifying the "full actual cost". It is submitted that an equitable share would be a more appropriate term especially as financial contributions for infrastructure are predominately taken retrospectively. [see original submission for full reason]	Amend <b>APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Rooding</b> to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.
GJH Rooney	191.65	APP7 - Financial Contribution	2.0 Open Space Recreation		Oppose a 4% contribution due to it being a significant increase from \$500 which is payable under the operative District Plan.	Amend <b>APP7 - Financial Contribution 2.0 Open Space Recreation</b> to retain the Operative District Plan approach of a flat fee contribution that is affordable and facilitates subdivision and development.
GJH Rooney	191.66	Planning Maps	Future Development Area Overlay	New	The submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).
GJH Rooney	191.67	SCHED15 - Schedule of Future Development Areas	SCHED15 - Future Development Area	New	Submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to <b>SCHED15 Schedule of Future Development</b> Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).
GJH Rooney	191.68	LIGHT - Light	General	General	Opposes the Light provisions as proposed. Considers the provisions are too extensive and restrictive and will make compliance as a permitted activity difficult. Proposed Plan	Delete the proposed <b>LIGHT- Light</b> provisions and replace these provisions with those contained in Proposed Plan Change 22 of the Mackenzie District Plan.

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					Change 22 to the Mackenzie District Plan provides a more pragmatic framework.	
GJH Rooney	191.69	LIGHT - Light	Rules	LIGHT-R1 Artificial outdoor lighting outside light sensitive areas	Opposes PER-3 of LIGHT-R1.1.Considers the performance standard is essentially extending the Light Sensitive Area. If a site is outside of the Light Sensitive Area, then only PER-1 and PER-2 should apply.	Amend <b>LIGHT-R1</b> as follows: <b>LIGHT-R1 Artificial outdoor lighting outside light sensitive areas</b> <b>Activity status: Permitted</b> <b>PER-1</b> [...] <b>PER-3</b> <i>If the outdoor artificial light is located adjoining a Light Sensitive Area, it must:</i> <i>1.be fully shielded (see Figure 18 – Lighting Fixtures); and</i> <i>2.have a colour corrected temperature of no greater than 3000K (warm white); and</i> <i>3.be installed in a manner that precludes operation between 10pm and 7am the following day; and</i> <i>4.meet the illumination levels set out in Table 22, when measured at boundary of the Light Sensitive Area.</i>
GJH Rooney	191.70	LIGHT - Light	Rules	LIGHT-R2 Outdoor artificial lighting for health and safety	Considers LIGHT-R2 should be extended to provide for permitted activities, not just a temporary activity. Temporary activities are limited as defined.	Amend <b>LIGHT-R2 PER-2</b> to provide for any temporary activity.
GJH Rooney	191.71	LIGHT - Light	Rules	LIGHT-R3 Outdoor artificial lighting within Light Sensitive Areas not listed in light-R2	Opposes LIGHT-R3. PER-2(3) and considers it too restrictive and not practicable for many activities including primary production activities. Considers the rule should also provide for sensor lighting to be an option.	Amend <b>LIGHT-R3</b> to: - provide for lighting in relation to primary production activities; and - to also provide for sensor lighting as a performance standard; and - reduce the time restriction period to recognise that many activities that require artificial light commence before 7am.
GJH Rooney	191.72	NOISE - Noise	Rules	NOISE-R9 Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)	Oppose NOISE-R9 to the extent that it applies to alterations to existing buildings. Considers the rule should only apply to new buildings.  [Refer original submission for full reason]	Amend <b>NOISE-R9</b> so it does not apply to alterations to existing buildings.
GJH Rooney	191.73	RELO - Relocated Buildings and Shipping Containers	Policies	RELO-P1 Relocated buildings and shipping containers in General Industrial Zone	Considers RELO-P1 should also enable the use of shipping containers in the General Rural Zone as these are currently widely used within the zone.	Amend <b>RELO-P1</b> as follows: <b>RELO-P1 Relocated buildings and shipping containers in General Industrial Zone and <u>General Rural Zone</u>.</b>  <i>Enable the relocation of buildings and shipping containers in the <u>General Rural Zone</u>, General Industrial zone and Port Zone.</i>
GJH Rooney	191.74	RELO - Relocated Buildings and	Policies	RELO-P2 Shipping containers in all other zones	Considers RELO-P2 should be more flexible to provide for shipping containers to be screened and not readily visible but not necessarily unseen.	Amend <b>RELO-P2</b> as follows: <b>RELO-P2 Shipping containers in all other zones</b>  <i>Enable shipping containers where:</i>

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		Shipping Containers				1. they are screened so that they are not <u>readily</u> visible from any road; or [...]
GJH Rooney	191.75	RELO - Relocated Buildings and Shipping Containers	Rules	RELO-R2 Placement of a shipping container	Opposes RELO-R2(2). This should be a permitted activity rule.	Amend <b>RELO-R2</b> as follows: <b>RELO-R2 Placement of a shipping container -</b> <b>2.</b> <b>All zones except the General industrial Zone and the Port Zone</b> <b>Activity Status : <del>Controlled</del> Permitted</b> <b>Where:</b> <b>CON-1</b> The shipping container is either: 1 .located more than 20m from a road boundary; or 2. is not visible from the road; and <b>CON-2</b> [...]
GJH Rooney	191.76	TEMP - Temporary activities	Rules	TEMP-R3 Temporary events	Opposes TEMP-R3. Considers the number of events should be extended and should also provide for motorsport events. Also considers the rule should apply to all zones and should allow for regular temporary events such as markets that add to the vibrancy of the community and should not require resource consent to the limitations of the rule. [Refer original submission for full reason]	Amend <b>TEMP-R3 Temporary events</b> to extend the number of events for non-motorsport and also provide for a limited number of motorsport events.
GJH Rooney	191.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	Amend <b>GRZ-R10</b> as follows: <b>GRZ-R10 Fences</b> <b>Activity status: Permitted</b> <b>Where:</b> <del><b>PER-1</b> Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is: no higher than 1m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</del> <b>PER-2</b> [...]
GJH Rooney	191.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete <b>GRZ-S9 Landscaping</b> .
GJH Rooney	191.79	MRZ - Medium	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain as notified.


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		Density Residential Zone				
GJH Rooney	191.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	Amend <b>MRZ-R10 Fences</b> . <b>MRZ-R10 Fences</b> <b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> <i>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i> <i>1. no higher than 1m above ground level; or</i> <i>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable;</i> <b>and</b> <b>PER-2</b> [...]
GJH Rooney	191.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete <b>MRZ-R6 Landscaping</b> .
GJH Rooney	191.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.	Delete <b>MRZ-S10 Noise mitigation measures</b> .
GJH Rooney	191.83	GRUZ - General Rural Zone	Rules	GRUZ-R4 Residential units, excluding seasonal workers accommodation and permanent workers accommodation	Oppose GRUZ-R4 PER-1. Considers that a minimum site area of 40ha is unnecessary and overly restrictive. The minimum site area should be 10ha and should also provide for clustering of residential units on a site comparable to the overall property size where a farm comprises multiple records of title. Changes to PER-1 to reflect this would provide more flexibility to farm owners and avoid unnecessary and costly resource consents.	Amend <b>GRUZ-R4 Residential units, ...</b> to provide for the following: -a reduced minimum site area of 10ha; -the clustering of residential units on a site regardless of the site size up to a 1 residential unit per 10ha of overall property (combined sites) area.
GJH Rooney	191.84	GRUZ - General Rural Zone	Rules	GRUZ-R11 Recreation activities	Oppose GRUZ-R11 PER-1. It is considered that the rule should provide for commercial activities that are non-motorised, or predominately non-motorised as a permitted activity.	Amend <b>GRUZ-R11 Recreation activities</b> to provide or commercial activities that are predominantly non-motorised.
GJH Rooney	191.85	GRUZ - General Rural Zone	Rules	GRUZ-R14 Use of airstrips and helicopter landing sites	Supports the provisions of the rule for primary production but considers that the rule should also provide for take-Off and landings associated with recreational activities such as hunting and fishing whether commercial or non-commercial. Such activities are often associated with properties undertaking primary production and provide an integrated part of the	Amend <b>GRUZ-R14 Use of airstrips and helicopter landing sites</b> to provide for take-off and landings associated with commercial and non-commercial recreational activities.

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					income stream for that property.	
GJH Rooney	191.86	GRUZ - General Rural Zone	Rules	GRUZ-R16 Quarries and quarrying activities [...]	Opposes GRUZ-16 PER-4 requiring Accidental Discovery Protocol. Considers the SASM areas in the proposed plan are extensive and the Accidental Discovery Protocol commitment should only be required in SASM areas. Council should be promoting the practice of accidental discovery rather than regulating for it through a rule.  [see original submission for full reason]	Amend <b>GRUZ-R16</b> as follows:  <b>GRUZ-R16 Quarries and quarrying activities: up to 2,000m<sup>2</sup> (not in the bed of a river); and in the bed of a river , which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council</b>  <b>Activity status: Permitted</b>  [...]  <b>PER-4</b>  <u>Where located in a SASM, the Accidental Discovery Protocol commitment form, contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol, has been completed and submitted to Council, at least 2 weeks prior to the commencement of any earthworks.</u>
GJH Rooney	191.87	GRUZ - General Rural Zone	Rules	GRUZ-R20 Permanent workers accommodation	Opposes GRUZ-20. It is considered the minimum requirement of 80 hectares is too large and not necessary. A restriction tied to an overall property size of 40 hectares would be more appropriate and should provide for clustering of residential units as appropriate to the size and scale of the property. Considers that as long as the minimum site/property threshold is met there should be no further restrictions. Limiting the scope of the use of those residential units is not a sustainable use of existing resources.  [see original submission for full reason]	Amend <b>GRUZ-R20</b> as follows:  <b>GRUZ-R20 Permanent workers accommodation</b>  <b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  <u>It is located on a site larger than 40 <del>80</del> hectares; or that where a property comprises more than one record of title, the sum of the titles is greater than 40 hectares. The overall density shall not be greater than 1 unit per 40 hectares that comprises the property; and</u>  <b>PER-2</b>  <u>An employment contract for the permanent full-time worker(s) who will reside in the worker's accommodation is provided to Timaru District Council at the time of a building consent application and is available upon request; and</u>  <b>PER-3</b>  <u>It is located on the same site where the permanent full worker is employed.</u>  <i>Note : any associated building and structure must be constructed in accordance with GRUZ-R13.</i>
GJH Rooney	191.88	GRUZ - General Rural Zone	Standards	GRUZ-S4 Setbacks for Sensitive Activities	The submitter believes the standard should exclude rural water tanks as these are a building by definition and are predominately located on boundaries adjoining fence lines.	Amend <b>GRUZ-S4</b> to exclude water tanks.
GJH Rooney	191.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule  should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	Amend <b>GIZ-R2</b> as follows:  <b>GIZ-R2 Industrial ancillary activities</b>  <b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  <u>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site ; and</u>



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						<p><b>PER-2</b></p> <p><i>The activity does not include a residential activity; and</i></p> <p><b>PER-3</b></p> <p>Any ancillary activity(s):</p> <p>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site</u>; and</p> <p>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</p> <p><b>PER-4</b></p> <p>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</p>
GJH Rooney	191.90	DEV1 - Broughs Gully Residential Development Area	General	General	The submitters have a neutral position on DEV-1.	None specified.
GJH Rooney	191.91	DEV2 - Gleniti Residential Development Area	Rules	DEV2-R1 Land use, subdivision and development	The submitters oppose DEV2-R1 as the rule should not apply to land use and development. It is unclear to the submitter, what difference is intended between land use and development. The standards of DEV should only apply to subdivision (apart from DEV2-S1.3) as all five standards relate to infrastructure that will vest to Council through subdivision. It is considered unnecessarily onerous and unfair for an owner to trigger the performance standards when constructing a new residential dwelling outside of subdivision.	Amend <b>the Rules and Standards of the chapter</b> to achieve the follows: -amend <b>DEV2-R1,PER-2</b> to include a new residential unit; -standards <b>DEV2-S1 to DEV2-S5</b> should not apply to land use activities apart from <b>DEV2-S1.3</b> ; -define the relationship between land use and development OR delete the term 'development'.
GJH Rooney	191.92	DEV2 - Gleniti Residential Development Area	Standards	DEV2-S3 Walkway/cycleways	The submitters oppose this standard as it triggers a developer to design and construct ALL cycleways/walkways indicated on the Gleniti Residential Development Area Plan. The submitter considers this absurd and not practically possible as the developer will not own all the sites within DEV2.	Amend <b>DEV2-S3</b> to achieve the following: -to only provide for the land required and delete requirements for the developer to design and form the walkways/cycleways; -to provide for walkway/cycleway land to be provided as land in lieu of cash to offset any reserve contribution payable; -to only apply to subdivision.
GJH Rooney	191.93	DEV3 - Washdyke Industrial Development Area	Rules	DEV3-R1 Land use, subdivision and development	Considers the rule should not apply to land use and development. The standards should only apply to subdivision (apart from DEV3-S1(3)) as all five standards relate to infrastructure that will vest to council through subdivision. Amendment also sought to clarify how infrastructure will vest to Council outside of subdivision.	Amend <b>the Rules and Standards of the chapter</b> to achieve the following: 1. Amend DEV3-R1.PER-2 to include a new residential unit; 2. standards <b>DEV3- S1 - S5</b> should not apply to land use activities apart from <b>DEV3-S1.3</b> ; 3.define the relationship between land use and development OR delete the term 'development'.
GJH Rooney	191.94	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S1 Roading	Opposes DEV3-S1 but do not oppose the location of ROAD 5. The submitter considers that there is no benefit to the landowner from ROAD 5 as the road is facilitating Council's vision for development of the road network. Council should be solely responsible for the design and construction of ROAD 5	Amend <b>DEV3-S1 Roading</b> with the following changes: 1. to only provide for the land to vest with Council at the time of subdivision; 2. to provide for compensation to be paid to the landowner for the land surrendered for ROAD 5; 3. delete the requirements for the developer to design and construct ROAD 5:

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					and compensation should be paid to the landowner for the land taken (if ROAD 5 becomes a Principal Road).  It is noted that ROAD 5 is not listed in SCHED1 - Schedule of Roding Hierarchy, however as ROAD 5 is taking on the function of the Seadown Road to Meadows Road connection it is anticipated ROAD 5 will become a Principal Road and Seadown Road between ROAD 5 and Meadows Road will revert to a Local Road.	[...]
GJH Rooney	191.95	SCHED1 - Schedule of Roding Hierarchy	Local Roads	All other roads are local roads.	Oppose DEV3-S1 but do not oppose the location of ROAD 5.	Amend SCHED1 - Schedule of Roding Hierarchy to include ROAD 5 or note on DEV3 - Washdyke Industrial Development Plan that ROAD 5 is a Local Road.
GJH Rooney	191.96	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S2 Stormwater, water and sewerage infrastructure	Opposes DEV3-S2. It is submitted that the standard is unclear using the term “required”. Considers the standard should simply refer to where there is existing reticulated infrastructure within a minimum distance from the site boundary, and that infrastructure can be extended to the boundary.	Amend <b>DEV3-S2 Stormwater, water and sewerage infrastructure</b> to require reticulated water and services to be provided to the boundary when the network is within a specified distance of the site and can be extended to the boundary.
GJH Rooney	191.97	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S3 Walkway/cycleway s	Opposes the standard which triggers a developer to design and construct ALL walkways/cycleways indicated on DEV3 - Washdyke Industrial Development Area Plan. Also considers an amendment to provide clarity on whether the intention is for the walkway/cycleways to be on legal road or be from land taken from the developer adjacent to the legal road. Considers any walkway/cycleways within DEV3 should be designed and constructed by Council and should be funded from Council’s Reserves Contribution Fund. If land for walkway/cycleways is to be taken upon subdivision, then compensation should be paid to the landowner.  [see original submission for full reason]	Delete <b>DEV3-S3</b> .
GJH Rooney	191.98	APP4 Form confirming a commitment to adhering to an Accidental Discovery Protocol	General	General	Oppose APP4 and the need to confirm a commitment to adhering to an Accidental Discovery Protocol. The submitters support the principle of accidental discovery protocol, the specified requirement is a pseudo contract that is unnecessary. The submitter supports working with the relevant authorities and local Rūnanga when accidental discovery occurs.	Delete the requirement to ‘commit’ to the Accidental Discovery Protocol as outlined in various chapters of the PDP.
GJH Rooney	191.99	SCHED11 - Schedule of Public Access Provisions	SCHED11 - Schedule of Public Access Provisions	General	Oppose the inclusion of the “Unnamed tributary of the Pareora River” due to the tributary flowing from a vegetated gully that has been identified as a SNA. There is no reason for this tributary to be included in SCHED11.	Amend <b>SCHED11</b> as follows:  <b>SCHED11 - Schedule of Public Access Provisions</b>  <i>Name of Waterbody</i> <span style="float: right;"><i>Area subject to Public Access Provisions</i></span>  <i>Unnamed Tributary of Pareora River</i> <span style="float: right;"><i>Along only, entire length</i></span>
GJH Rooney	191.10 0	Planning Maps	Public Access Provisions overlay		Oppose the inclusion of the Unnamed tributary of the Pareora River from the Public Access Provisions as shown on the Planning Maps. This tributary is flowing from a vegetated gully that has been identified as a SNA. There is no reason for this	Amend the Planning Maps by deleting the unnamed tributary of the Pareora River from the Public Access Provisions overlay.

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					tributary to be included under the Public Access Provisions.	
GJH Rooney	191.10 1	SCHED7 - Schedule of Significant Natural Areas	SCHED7 - Schedule of Significant Natural Areas	General	Considers that SCHED7 should refer to the names of landowners under the column "Survey Reference". Apart from the issue of protecting privacy, properties may change ownership over time and the name reference will be incorrect.	Amend <b>SCHED7</b> as follows: <b>SCHED7 - Schedule of Significant Natural Areas</b> <b>Unique Identifier</b> <b>Survey Reference</b> <b>Location</b> <b>Document Number</b>
GJH Rooney	191.10 2	Planning Maps	Bat Protection Area Overlay		Oppose the Bat Protection Overlay (BPO). Considers the BPO is a SNA as it is for the protection of habitation of significant indigenous fauna and should be labelled as such if it is to remain. Supports the identification of bat habitat and landowners being encouraged to protect bat habitat but opposes a regulatory approach.	Amend <b>Bat Protection Overlay</b> title as follows: <b><del>Bat Protection Overlay</del> Bat Habitat Identification Area</b>
Harvey Norman Properties (N.Z.) Limited	192.1	Planning Maps	Rezone		<p>The submitter notes the GIZ is normally applied to areas of the District that primarily contain industrial activities. Therefore, the submitter requests that the eastern part of the site be rezoned from a GIZ to a commercial zoning, being Large Format Retail Zoning, to better reflect its current consented and likely future uses.</p> <p>The submitter also considers that the GRZ within the western portion of the Site at 226 Evans Street is appropriate, it should extend further eastward to recognise the existing and resource consented environment, and provide for residential activities. The submitter considers the new boundary line should extend up to within 5m of the consented 'boundary' line of the Harvey Norman Warehouse to provide opportunity for amenity buffer planting between the two zones.</p>	<p>Rezone the eastern portion of the site at 226 Evans Street from <b>General Industrial Zone</b> to <b>Large Format Retail Zone</b>.</p> <p>Rezone the western portion of the site at 226 Evans Street from <b>General Industrial Zone</b> to <b>General Residential Zone</b>.</p> <p>[The extent of the requested rezoned LFRZ is to the east of the red line in the map below, while the GRZ is immediately to the west of the red line].</p> 
Harvey Norman Properties (N.Z.) Limited	192.2	Planning Maps	Large Form at Retail Zone		Considers the LFRZ at the former A & P Showgrounds site (233 Evans Street) is appropriate for the intended future development of this property.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.3	Planning Maps	Flood Assessment Area Overlay		<p>Supports the approach taken to map known natural hazard risks, however, the extent of the Flood Assessment Area extends further across the submitters site than required. This does not take into account the construction of culvert upgrades at State Highway 1 and at the Main North railway line.</p> <p>The submitter has engaged PDP Consultants to undertake a</p>	Reduce the extent of the Flood Assessment Area at 266 Evans Street.

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					site-specific flood assessment, further details of which and a map are provided in the original submission.	
Harvey Norman Properties (N.Z.) Limited	192.4	Planning Maps	Public Access Provision overlay		The submitter supports the Open Space zone over the Taitarakahi Creek and the inclusion of the Public Access Provision within this. However, the public access needs to be contained within the Open Space Zone.	Amend the <b>Public Access Provision</b> to be fully contained within the Open Space Zone.
Harvey Norman Properties (N.Z.) Limited	192.5	Definitions	Definitions	Commercial Activity	This definition is clear and appropriate.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.6	Definitions	Definitions	Flood Assessment Area	This definition is clear and appropriate.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.7	Definitions	Definitions	Large Format Retail	This definition is clear and consistent with the industry standard.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.8	Definitions	Definitions	Retail activity	This definition is clear and appropriate.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.9	Definitions	Definitions	Trade supplier	This definition is clear and appropriate.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.10	Definitions	Definitions	New	A specific definition of drive-through restaurant is sought, as this use is considered to be appropriate in the LFRZ. It needs to be defined separately from the other food and beverage activities that are not considered suitable within this zone.	Add a new definition for <b>Drive-through restaurant</b> as follows: <b><i>Drive-through restaurant</i></b> <b><i>Means any land and/or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe and/or playground area</i></b>
Harvey Norman Properties (N.Z.) Limited	192.11	SD - Strategic Direction	Objectives	SD-O7 Centres	The submitter generally supports this objective and the recognition that out-of-town-centre development can reduce the viability of the centre. In the case of Timaru, an Environment Court Consent Order established that Large Format Retail activities (subject to certain conditions) will enable the people and communities of the District to provide for their social, economic and cultural wellbeing in a way and at a rate that complements the Timaru CBD. Therefore, the commercial LFRZ “hub” at Showgrounds Hill needs to be	Amend <b>SD-O7 Centres</b> to reflect the commercial ‘Large Format Retail’ zone and its ability to function as a complementary hub for retail and commercial activity within the Timaru urban area.

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					suitably recognised in the PDP.	
Harvey Norman Properties (N.Z.) Limited	192.12	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	The submitter supports the requirement to obtain a Flood Risk Certificate. However, considers the process to apply for, and obtain, the Flood Risk Certificate is unclear, particularly in regard to timeframes, information required to be supplied by the applicant, and if not obtained whether a non-complying activity consent under Rule NH-R8 would be required?	Amend <b>NH-S1 Flood Risk Certificate</b> to clarify the process of applying for and obtaining a Flood Risk Certificate.
Harvey Norman Properties (N.Z.) Limited	192.13	SUB - Subdivision	Rules	SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.14	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.15	SUB - Subdivision	Standards	SUB-S8 Esplanade reserves and strips	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.16	LFRZ - Large Format Retail Zone	Introduction	General	The LFRZ is currently only applied to the former A&P Showgrounds site, and the introduction reflects this. It is submitted that the submitter's site should also be LFRZ. The site-specific reference for the zone should therefore be amended to reflect the already consented / established LFR activities on the submitter's site.	Amend the <b>Introduction</b> to the <b>LFRZ - Large Format Retail Zone</b> to include 226 Evans Street or remove the site-specific reference.
Harvey Norman Properties (N.Z.) Limited	192.17	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O1 Purpose of the Large Format Retail Zone	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.18	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O2 Character and qualities of the Large Format Retail Zone	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.19	LFRZ - Large Format Retail Zone	Policies	LFRZ-P1 Large format retail and trade suppliers	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties	192.20	LFRZ - Large Format Retail Zone	Policies	LFRZ-P2 Scale and location of built form	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.


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(N.Z.) Limited						
Harvey Norman Properties (N.Z.) Limited	192.21	LFRZ - Large Format Retail Zone	Policies	LFRZ-P3 Effects on values of Taitarakihi Creek	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.22	LFRZ - Large Format Retail Zone	Policies	LFRZ-P4 Pre-development conditions - Roading and Fencing	The submitter considers this policy to be site-specific and should not apply to the extended LFRZ sought for the submitter's site. The submitter considers the policy reads like a resource consent condition.	Either: 1. Delete <b>LFRZ-P4 Pre-development conditions - Roading and fencing.</b> OR if the policy is retained: Amend <b>LFRZ-P4</b> to specifically reference the A&P showgrounds site.
Harvey Norman Properties (N.Z.) Limited	192.23	LFRZ - Large Format Retail Zone	Policies	LFRZ-P5 Other retail activities and staging of large format retail	Considers staging thresholds as unnecessary with respect to the rezoning of the submitter's site as LFRZ.	Amend <b>LFRZ-P5 Other retail activities and staging of large format retail</b> as follows: <i>Avoid the development of:</i> 1. restaurants; and 2. any commercial activity (excluding large format retail) that is not ancillary to the primary large format retail activity; and 3. retail activities that do not comply with the staging thresholds, unless the activity, either individually or cumulatively, will not undermine the purpose, function and amenity values of the City Centre Zone <u>within the A&amp;P showgrounds site.</u>
Harvey Norman Properties (N.Z.) Limited	192.24	LFRZ - Large Format Retail Zone	Policies	LFRZ-P6 Other activities	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.25	LFRZ - Large Format Retail Zone	Rules	LFRZ-R1 Large format retail	The submitter supports the permitted activity status of large format retail activities. However, the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of large format retail activities should not be subject to those standards in their currently drafted form.	Either: 1. Delete <b>LFRZ-R1 PER-2;</b> OR 2. Amend <b>LFRZ-R1 Large format retail</b> as follows: <b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> <i>LFRZ-S4 is complied with; and</i> <b>PER-2</b> <i>LFRZ- S5 and LFRZ-S6 is complied with <u>at the A&amp;P showgrounds site.</u></i> [...]
Harvey Norman Properties (N.Z.) Limited	192.26	LFRZ - Large Format Retail Zone	Rules	LFRZ-R2 Trade supplier	The permitted activity status of Trade Supplier activities is supported. However, as noted the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of Trade Suppliers should not be subject to those standards in their currently drafted form.	Either: 1. Delete <b>LFRZ-R2 PER-2</b> OR 2. Amend <b>LFRZ-R2 Trade supplier</b> as follows:

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						<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> LFRZ-S4 is complied with; and</p> <p><b>PER-2</b> LFRZ- S5 and LFRZ-S6 is complied with <u>at the A&amp;P showgrounds site.</u></p> <p>[...]</p>
Harvey Norman Properties (N.Z.) Limited	192.27	LFRZ - Large Format Retail Zone	Rules	LFRZ-R5 Offices	<p>The submitter notes a drafting error whereby non-compliance with PER-3 is identified as both a restricted discretionary and non-complying activity.</p> <p>The permitted activity status of Offices is supported. However, as noted the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of Offices should not be subject to these Standards in their currently drafted form.</p>	<p>1. Amend <b>LFRZ-R5 Offices</b> by either:</p> <p>1. Delete <b>PER-4</b></p> <p>OR</p> <p>2. Amend as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>[...]</p> <p><b>PER-4</b> LFRZ- S5 and LFRZ-S6 is complied with <u>at the A&amp;P showgrounds site.</u></p> <p>[...]</p>
						<p>AND</p> <p>2. Amend <b>LFRZ-R5</b> as follows:</p> <p>[...]</p> <p><b>Activity status where compliance not achieved with PER 3: Restricted Discretionary</b></p> <p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p> <p><b>Activity status where compliance not achieved with PER-<del>2</del>3 or PER-4: Non-complying</b></p>
Harvey Norman Properties (N.Z.) Limited	192.28	LFRZ - Large Format Retail Zone	Rules	LFRZ-R6 Cafes	<p>Rezoning of the submitters site as LFR increases the area of land that could possibly contain a café. The site is separated from the A&amp;P showgrounds site by Evans Street (SH1). The permitted activity status of Cafes is supported. However, as noted the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of Cafes should not be subject to these standards in their currently drafted form.</p>	<p>Either:</p> <p>1. Amend <b>LFRZ-R6 Cafes</b> to allow for an additional cafe in the LFRZ on the western side of Evans Street (SH1);</p> <p>AND</p> <p>2. Delete <b>LFRZ-R6 PER-4</b>,</p> <p>OR</p> <p>3. Amend <b>LFRZ-R6 Cafes</b> as follows;</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Any café does not exceed 150m<sup>2</sup> in gross floor area; and</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						[...] <b>PER-4</b> LFRZ-S5 and LFRZ-S6 is complied with <a href="#">at the A&amp;P showgrounds site.</a> [...]
Harvey Norman Properties (N.Z.) Limited	192.29	LFRZ - Large Format Retail Zone	Rules	New	The submitter notes that drive-through restaurants are a commercial activity not specified in the LFRZ chapter and would therefore be assessed as a non-complying activity under Rule LFRZ-R12. The submitter considers a drive-through restaurant is an appropriate activity on the western side of Evans Street (SH1), complementing the large format retail activities and would not detract from the function or vitality of the town centre. The submitters site on an arterial road with easy access is an ideal location for a drive-through.	Add a new permitted activity rule to the <b>LFRZ - Large Format Retail Zone</b> chapter for drive-through restaurants on the western side of Evans Street (SH1).
Harvey Norman Properties (N.Z.) Limited	192.30	LFRZ - Large Format Retail Zone	Rules	New	The submitter notes that the service stations are a commercial activity not specified in the LFRZ chapter and would therefore be assessed as a non-complying activity under Rule LFRZ-R12. The submitter considers that a service station would be an appropriate activity within the proposed LFRZ on the western side of Evans Street (SH1) as it would complement the large format retail activities and would not detract from the function or vitality of the town centre. The submitter's site is ideally located to contain a service station given its location on an arterial road and with easy vehicle access.	Add a new permitted activity rule to the <b>LFRZ - Large Format Retail Zone</b> chapter to provide for service stations on the western side of Evans Street (SH1).
Harvey Norman Properties (N.Z.) Limited	192.31	LFRZ - Large Format Retail Zone	Rules	LFRZ-R9 Buildings and structures	Supports the restricted discretionary activity status for buildings. However, the submitter opposes the related standard LFRZ-S5, as this is specific to the former A and P Showgrounds.	Amend <b>LFRZ-R9 Buildings and structures</b> as follows: <b>Large Format Retail Zone</b> <b>Activity status: Restricted Discretionary</b> <b>Where:</b> <b>RDIS-1</b> <i>The building or structure is associated with or ancillary to a permitted activity; and</i> <b>RDIS-2</b> <i>LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</i> <b>RDIS-3</b> <i>LFRZ-S3 and <del>LFRZ-S5</del> is complied with.</i> [...]
Harvey Norman Properties (N.Z.) Limited	192.32	LFRZ - Large Format Retail Zone	Rules	LFRZ-R10 Any non-commercial activities not otherwise listed in this chapter	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Harvey Norman	192.33	LFRZ - Large Format Retail	Standards	LFRZ-S1 Height of buildings and	The proposed Standard is considered reasonable.	Retain as notified.



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Properties (N.Z.) Limited		Zone		structures		
Harvey Norman Properties (N.Z.) Limited	192.34	LFRZ - Large Format Retail Zone	Standards	LFRZ-S2 Height in relation to boundary	The proposed Standard is considered reasonable.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.35	LFRZ - Large Format Retail Zone	Standards	LFRZ-S3 Setbacks	The proposed Standard is considered reasonable.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.36	LFRZ - Large Format Retail Zone	Standards	LFRZ-S4 Goods storage	The proposed Standard is considered reasonable.	Retain as notified.
Harvey Norman Properties (N.Z.) Limited	192.37	LFRZ - Large Format Retail Zone	Standards	LFRZ-S5 Development staging thresholds	The submitter considers that the standard is specific to the A&P Showgrounds site and does not reflect the consented retail development on their site.	Amend <b>LFRZ-S5 Development staging thresholds</b> to be specific to the A&P Showgrounds site only (if the standard is to remain).
Harvey Norman Properties (N.Z.) Limited	192.38	LFRZ - Large Format Retail Zone	Standards	LFRZ-S6 Opening of business	This standard is specific to the A&P Showgrounds site and is unnecessary with respect to the LFRZ rezoning request for the submitters site.	Amend <b>LFRZ-S6 Opening of business</b> to be specific to the A&P Showgrounds site only (if the standard is to remain).
Harvey Norman Properties (N.Z.) Limited	192.39	APP9 - Large format retail design guidelines	General	General	The submitter considers that this guideline is more appropriate for small retail shops, not LFR buildings and showrooms which are generally taller. The proposed extent of window elements is not practical and the amount of glazing required should reflect the scale and nature of LFR buildings. The submitter further considers that the guideline needs to specify that point 6 relates to visibility from public streets and reserves. The submitter also notes that there is no mention of timber or cross laminated timber (CLT) in point 9, which should be included. Concrete, with or without trowel or broom finish should not be limited to yard areas as it is also appropriate for footpaths and driveways.	Amend <b>APP9 - Large format retail design guidelines</b> as follows: <b>Architectural and Building Design Control</b> <i>1. Buildings should have active frontages to public parking areas and streets with entrance and window elements forming at least 50% of the surface area of any ground floor building façade measured from a point 3m below the roofline. The height of window elements should relate to pedestrian scale.</i> [...] <i>6. Where visible from <del>the a public</del> street and/or reserve</i> [...] <b>Building Materials</b> <i>9. All buildings should be constructed from the following:</i> <i>a. Glass</i> [...] <i>k. Timber and / or cross laminated timber</i>

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						<p>11. All paving should be of the following materials:</p> <p>a. Cobblestone type paving</p> <p>[...]</p> <p>d. Concrete, with or without trowel or broom finish <del>to yard areas only</del></p> <p>[...]</p>
Foodstuffs South Island Limited	193.1	General	General		For reasons as provided throughout the submission - see original submission for full reasons	<p>The Submitter seeks the following General Relief:</p> <ol style="list-style-type: none"> <li>1. That the Proposed Plan be rejected in its current form;</li> <li>2. That the Proposed Plan be amended to reflect the issues raised in this submission;</li> <li>3. That the relevant Proposed Plan objectives and policies be amended as required to support and implement the particular relief described above; and/or.</li> <li>4. Such other relief as may be required to give effect to this submission, including alternative, consequential or necessary amendments to the Proposed Plan that address the matters raised by Foodstuffs.</li> </ol>
Foodstuffs South Island Limited	193.2	Planning Maps	Rezone		<p>The land at 11 Chalmers Street is zoned General Residential but has resource consent for a car park extension for the Highfield New World supermarket. Foodstuffs request the land be rezoned Local Centre Zone to align zoning of this land under the Proposed Plan with the land use that is authorised under the resource consent. The proposed rezoning will:</p> <ul style="list-style-type: none"> <li>- not detract from the Timaru Town Centre;</li> <li>- acknowledge the land is no longer suitable for residential purposes;</li> <li>- encourages reinvestment and revitalisation;</li> <li>- support residential intensification in the area;</li> <li>- be consistent with the Timaru Growth Management Strategy.</li> </ul> <p>[Refer to original submission for full reason]</p>	<p>Rezone 11 Chalmers Street, Highfield, Timaru from <b>Medium Density Residential Zone</b> to <b>Local Centre Zone</b>.</p> <p>(as shown with black and white border in map below)</p> 
Foodstuffs South Island Limited	193.3	Planning Maps	Rezone		<p>The submitter purchased a 10m strip in order to widen the service at 18A Hobbs Street to provide more room for back-of-house operations at the supermarket in Northtown. The ODP zoned this land as Commercial Zone but under the PDP that land is Medium Density Residential Zone. The submitter considers the zoning of this land should be Local Centre Zone to enable its use for supermarket activities.</p>	<p>Rezone the 10m strip of land at 18A Hobbs Street (adjacent to the Pak'n Save supermarket), from Medium Density Residential Zone to <b>Local Centre Zone</b>. (as shown labelled '1' in purple in map below).</p>

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Foodstuffs South Island Limited	193.4	NOISE - Noise	Objectives	NOISE-O1 Activities that generate noise	Supports NOISE-O1	Retain as notified.
Foodstuffs South Island Limited	193.5	NOISE - Noise	Objectives	NOISE-O2 Reverse sensitivity	Supports NOISE-O2.	Retain as notified.
Foodstuffs South Island Limited	193.6	NOISE - Noise	Policies	NOISE-P1 Maintenance of zone character and qualities	Supports NOISE-P1	Retain as notified.
Foodstuffs South Island Limited	193.7	NOISE - Noise	Policies	NOISE-P5 Reverse sensitivity	The policy does not fully implement Noise-O2 because it does not provide for the protection of existing noisy activities from noise sensitive activities, located in a different zone immediately adjacent to the zone containing the existing higher noise environment.	Amend <b>Noise-P5 Reverse Sensitivity</b> as follows: <i>Require noise sensitive activities located in <b>or adjacent to</b> higher noise environments to be located and designed so as to minimise adverse effects on the amenity values and health and safety of occupants and minimise sleep disturbance from noise, while taking into account:</i> [...]
Foodstuffs South Island Limited	193.8	NOISE - Noise	Rules	NOISE-R9 Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise	Considers the rule does not implement NOISE-O2 as it does not provide protection for existing noisy activities, on the zone boundary. In particular, the rule does not apply to the location of residential dwellings adjacent to the existing Pak 'n Save supermarket at Northlands within the Local Centre Zone. An acoustic assessment commissioned by the Timaru District Council displays that the supermarket creates a high noise	Amend the spatial area that applies to <b>Noise-R9</b> as follows: <b>Any site within 40m of a State Highway with a posted speed limit of 50 km/hr or less</b> [...] <b>Outer Control boundary of the Port Noise Control Overlay</b> <b>Any site within the Medium Density Residential Zone at 18A Hobbs Street within 40m of the</b>

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				sensitive activity (not listed in NOISE-R12)	environment and the establishment of residential dwellings adjacent to the supermarket causes potential for reverse sensitivity effects on the supermarket if the dwellings are not adequately insulated.	<b><u>boundary of the adjacent Local Centre Zone.</u></b>
Foodstuffs South Island Limited	193.9	NOISE - Noise	Standards	Table 24 - Noise Performance Standards	<p>Considers the rule does not implement NOISE-O2 as it does not provide protection for existing noisy activities, on the zone boundary.</p> <p>The PDP changes the zoning of 18A Hobbs Street from Commercial Zone under the ODP to Medium Density Residential Zone (MDR Zone), and consequently, the location of the Local Centre Zone / MDR Zone boundary has moved much closer to the supermarket. The submitter is very concerned about this change to the operating environment for the existing supermarket, with increased potential for reverse sensitivity and potential constraint of activities, and the need for significant noise control.</p> <p>The existing operations cannot comply with the noise limits applicable at the Local Centre Zone / MDR Zone boundary because the boundary between these zones has moved closer to the supermarket.</p>	<p>Amend <b>Table 24 - Noise Performance Standards</b> as follows:</p> <p><i>Receiving zone and assessment location</i></p> <p>[...]</p> <p>4. <i>Within any part of a site in the following zones:</i></p> <p>a. <i>Neighbourhood Centre Zone</i></p> <p>b. <i>Local Centre Zone</i></p> <p>c. <i>Mixed Use Zone</i></p> <p><b><u>d. Medium Density Residential Zone at 18A Hobbs Street within 40m of the boundary of the adjacent Local Centre Zone.</u></b></p>
Russell James King	194.1	SCHED11 - Schedule of Public Access Provisions	SCHED11 - Schedule of Public Access Provisions	Ōtipua Stream	Opposes the creation of a Public Access walkway. It is currently fenced to exclude livestock from the creek and public access would create a number of public health and safety risks; work safety risks; and biosecurity risks and has potential to devalue the property.	<ol style="list-style-type: none"> <li>1. Amend <b>SCHED 11</b> to delete the public walkway on 136 Landsborough Road, along Ōtipua Stream, and instead create a reserve with no public access.</li> <li>2. Delete the <b>Public Access Provision Overlay - Ōtipua Stream</b> on 136 Landsborough Road, and instead create a reserve that is not publicly accessible.</li> </ol>
Russell James King	<del>194.2</del>				Submission point deleted due to duplication, refer submission point 194.1.	Refer submission point 194.1.
Graham and Sharon Melrose	195.1	Planning Maps	Rezone		<p>The Submitter opposes the inclusion of Blandswood in the Open Space Zone. The reason is due to the area not being leasehold but in private ownership and is not in the same category as a cemetery or fishing hut.</p> <p>The submitter considers the OSZ will severely limit their options on their non-built land and request the area be zoned Settlement Zone.</p>	<ol style="list-style-type: none"> <li>1. <b>Rezone</b> Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone; and</li> <li>2. Any consequential amendments to the Proposed Plan.</li> </ol>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.1	General	General	General	Not stated.	<p>In addition to the specific outcomes and relief sought, the following general relief is sought:</p> <ol style="list-style-type: none"> <li>1. Achieve the following: <ol style="list-style-type: none"> <li>i. The purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in Sections 6 - 8 RMA;</li> <li>ii. Give effect to the Canterbury Regional Policy Statement;</li> <li>iii. Assist the Council to carry out its functions under Section 31 RMA;</li> <li>iv. Meet the requirements of the statutory tests in section 32 RMA; and</li> <li>v. Avoid, remedy or mitigate any relevant and identified environmental effects;</li> </ol> </li> <li>2. Make any alternative or consequential relief as required to give effect to this submission,</li> </ol>

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						including any consequential relief required in any other sections of the proposed plan that are not specifically subject of this submission but where consequential changes are required to ensure a consistent approach is taken throughout the document; and 3. Any other relief required to give effect to the issues raised in this submission.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.2	Definitions	Definitions	Hazardous Facility	Supports the definition of Hazardous Facility which includes a list of exceptions, that include a facility or activity that involves the use, storage or disposal of any hazardous substance.[see original submission for full reason]	Retain the definition of <b>Hazardous Facility</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.3	Definitions	Definitions	Land Disturbance	Supports the definition of land disturbance, which is separate from 'earthworks', assuming it is addressed differently than / separate of earthworks in some circumstances throughout the PDP. [see original submission for full reason]	Retain the definition of <b>Land disturbance</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.4	Definitions	Definitions	Lifeline Utilities	Supports the definition of lifeline utilities which includes the Port.	Retain the definition of <b>Lifeline Utilities</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.5	Definitions	Definitions	Maintenance	Supports this definition	Retain the definition of <b>Maintenance</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.6	Definitions	Definitions	Major hazard facility	Supports the definition and the removal of the previously drafted definition of Significant Hazard Facility (SHF).	Retain the definition of <b>Major Hazard Facility</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.7	Definitions	Definitions	Natural hazard sensitive activity	Supports definition in that it relates to habitable buildings principally, and because it excludes Regionally Significant Infrastructure (RSI).	Retain the definition of <b>Natural Hazard Sensitive Activity</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.8	Definitions	Definitions	Regionally significant infrastructure	Supports the definition of Regionally Significant Infrastructure particularly the inclusion of the Port of Timaru and bulk fuel supply infrastructure in this definition.	Retain the definition of <b>Regionally Significant Infrastructure</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.9	Definitions	Definitions	Repair	This definition is supported.	Retain the definition of <b>repair</b> as notified.
BP Oil, Mobil Oil New	196.10	Definitions	Definitions	Reverse sensitivity	Supports the proposed definition as it appropriately acknowledges that it is not only new more sensitive activities	Retain as notified.

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Zealand Limited, Z Energy					that can create reverse sensitivity effects but alterations to existing sensitive activities also.	
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.11	Definitions	Definitions	Sensitive activity	Supports subject to clarification of the cross references contained within.	Amend the definition of <b>Sensitive Activity</b> by correcting the references to subclauses.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.12	Definitions	Definitions	Sensitive environment	The submitter considers that appropriateness of the definition throughout the PDP will very much depend on how it is used and applied throughout the provisions. For instance, restricting any hazardous facility in all overlays / areas listed here is, without a robust s32 analysis, potentially onerous. Further discussion on this matter is contained in the Hazardous Substances sections below.	Retain the definition of <b>Sensitive Environment</b> as notified, but note related relief sought on submission to Hazardous Substances section.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.13	Definitions	Definitions	Service station	Supports the definition but seeks regarding the note in the definition which states that “this definition is a subset of retail activity”. The definition of Retail Activity specifically excludes Service Station’s. On this basis the submitter assumes that the definition should be amended to advise that service stations are a subset of commercial activities and not retail activities.	<ol style="list-style-type: none"> <li>1. Clarify whether Service Stations are Retail Activities;</li> <li>2. If Service Stations are not Retail Activities, then confirm that if not specifically provided in provisions throughout the PDP, Service Stations are otherwise Commercial Activities;</li> <li>3. Amend the Note in the definitions as follows:</li> </ol> <p><i>Note: This definition is a subset of <del>retail</del> commercial activity.</i></p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.14	Definitions	Definitions	Unacceptable risk [in relation to hazardous substances]	Generally supports the definition as it is assumed it was from the NSW HIPAP4. However, the necessity of both the proposed definition and its use throughout the chapter is questioned. [Refer original submission for full reason]	Amend the definition of <b>Unacceptable Risk</b> as follows: <i>Unacceptable Risk <del>[in relation to Hazardous Substances]</del></i> <i>In relation to major hazard facilities, means exposure of sensitive activities (including residential dwelling) to an individual fatality risk level exceeding 1 x 10-6 per year (one in a million).</i>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.15	Definitions	Definitions	Upgrading / Upgrade	Supports the definition in part however considers that it could use some additional thought and analysis of its practical application (especially when considered in the context of associated permitted activity rules, for instance, such as the Repair and Upgrading of MHF being a PA under Rule HS-P2).  As such, it is recommended the definition is amended to better reflect all relevant activities that don’t otherwise fall to be Repair and/or Maintenance as defined. [see original submission for full reason]	Amend the definition of <b>Upgrading / Upgrade</b> as follows: <i>the replacement, renewal or improvement of infrastructure that <del>may</del> results in an increase in carrying capacity, but excludes repair and maintenance.</i>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.16	SD - Strategic Direction	Objectives	SD-O3 Climate Change	Supports SD-O3 Climate Change which seeks that the effects of climate change are recognised and an integrated management approach is adopted. The broad overall direction is supported as it sets the scene for the management of climate change effects and the management of natural hazards, adaptation and efficient urban form throughout the PDP.	Retain <b>Objective SD-O2</b> as notified.
BP Oil, Mobil Oil New Zealand	196.17	SD - Strategic Direction	Objectives	SD-O4 Natural Hazards	Supports the principle of Objective SD-O4 (Natural Hazards in that it recognises that if risks to people, property and infrastructure are unacceptable, development should be	Amend <b>SD-O4 Natural Hazards</b> as follows: <i>Natural hazards risks are addressed so that:</i>

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Limited, Z Energy					<p>avoided, and otherwise, risks should be appropriately managed.</p> <p>The PDP introduces a definition of unacceptable risk which relates solely to MHF and where exposure of sensitive activities to an individual fatality risk level exceeds 1 in a million. This does not relate to natural hazards. As such, use of the terms 'unacceptable' and 'risk' in clause ii of this strategic-level policy that relates to natural hazards is potentially confusing to the Plan user and amendments are suggested accordingly.</p>	<p>i. areas subject to natural hazards and risk are identified;</p> <p>ii. <del>development is avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable; and development does not increase risks of social, environmental and economic harm; and for other areas,</del> natural hazards risks are appropriately mitigated.</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.18	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Supports the recognition of the benefits of RSI and their safe, efficient, and effective operation, maintenance, renewal and upgrading while managing adverse effects appropriately.	Retain <b>SD-O8 iv</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.19	EI - Energy and Infrastructure	Objectives	EI-O1 Regionally Significant Infrastructure	Objective EI-O1 (regionally significant infrastructure) is supported as it acknowledges that RSI provides, inter alia, essential and secure services, facilitates connectivity including at the local, regional, national or international level and contributes to the economy.	Retain <b>EI-O1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.20	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	<p>Supports the recognition that there is sometimes a functional or operational need for the infrastructure to be in a sensitive environment, in which case they must be remedied or mitigated.</p> <p>[see original submission for full reasons]</p>	Retain <b>EI-O2</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.21	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	<p>Supports the intent to protect RSI from reverse sensitivity effects acknowledging that the objective does not restrict the intended protection to only new activities rather, reads broadly and should therefore include other activities that may cause reverse sensitivity effects such as intensification of existing activities.</p> <p>[see original submission for full reasons]</p>	Retain <b>EI-O4</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.22	EI - Energy and Infrastructure	Policies	EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities	Supports the recognition of the benefits of RSI by, inter alia, enabling their ongoing operation, maintenance, repair, upgrade and development of existing RSI.	Retain <b>EI-P1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.23	EI - Energy and Infrastructure	Policies	EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure	Supports the acknowledgement that it is the values of those specified environments / areas / overlays on which adverse effects from RSI should be avoided, rather than a blanket avoid approach altogether.	Retain EI- P2 as notified.

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BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.24	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	Supports the intent of Policy EI-P3 for the same reasons as Objective EI-O4 and seek an amendment to the Policy so that all activities that can cause reverse sensitivity effects on RSI and Lifeline Utilities are similarly appropriately located, designed and managed.	Amend <b>EI-P3 Adverse effects on Regionally Significant Infrastructure</b> follows:  1. Ensure new <i>or modified</i> incompatible activities are appropriately located or designed so they do not compromise or constrain the safe, effective and efficient operation, maintenance, repair, development or upgrading of any Regionally Significant Infrastructure and lifeline utilities; and  [...]
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.25	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R1 Maintenance and repair, or removal of infrastructure not otherwise addressed by another rule in this chapter	Supports these rules as they permit, generally, and subject to standards, the maintenance, repair or removal of infrastructure, the upgrading of underground infrastructure, new underground infrastructure and the upgrading of above ground network utilities.	Retain <b>EI-R1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.26	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R2 Upgrading of underground infrastructure, not otherwise addressed by another rule in this chapter	Supports these rules as they permit, generally, and subject to standards, the maintenance, repair or removal of infrastructure, the upgrading of underground infrastructure, new underground infrastructure and the upgrading of above ground network utilities. However, it is unclear why new underground infrastructure is a permitted activity and is not subject to any standard (Rule EI-R3) whereas Rule EI-R2 permits upgrading underground infrastructure (i.e.: where it already is existing) but which is subject to Standard S2 which provides a number of restrictions to such replacement (discussed below separately).	Retain <b>EI-R2</b> as notified, but notes the inconsistency between this rule and EI-R3.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.27	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R3 New underground infrastructure (including customers connections) not otherwise addressed by another rule in this chapter	Supports these rules as they permit, generally, and subject to standards, the maintenance, repair or removal of infrastructure, the upgrading of underground infrastructure, new underground infrastructure and the upgrading of above ground network utilities. However, it is unclear why new underground infrastructure is a permitted activity and is not subject to any standard (Rule EI-R3) whereas Rule EI-R2 permits upgrading underground infrastructure (i.e.: where it already is existing) but which is subject to Standard S2 which provides a number of restrictions to such replacement (discussed below separately).	Retain <b>EI-R3</b> as notified, but notes the inconsistency between this rule and EI-R2.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.28	EI - Energy and Infrastructure	Rules Section A -	EI-R4 Upgrading of above ground	Supports these rules as they permit, generally, and subject to standards, the maintenance, repair or removal of	Retain <b>EI-R4</b> as notified.



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Zealand Limited, Z Energy			Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	network utilities not otherwise addressed by another rule in this chapter	infrastructure, the upgrading of underground infrastructure, new underground infrastructure and the upgrading of above ground network utilities.	
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.29	EI - Energy and Infrastructure	Standards	EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and telecommunication poles (including the combined height of poles and antenna)	Considers the standard is appropriate in the context of each zone and the Submitter supports this standard.	Retain <b>EI-S1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.30	EI - Energy and Infrastructure	Standards	EI-S2 Upgrading infrastructure	Supports the standard, noting it excludes petroleum pipelines. This exclusion is supported.  The reason for the “within 5m” restriction, is also unclear, in particular where the infrastructure may be wholly underground. The s32 report does not provide specific justification for these provisions.	Retain <b>EI-S2.1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.31	SW - Stormwater Management	General	General	Supports the introduction and the intent to provide clarity regarding the interaction of these provisions with regional rules and Council’s reticulated stormwater network. Where sanctioned by regional resource consent, the Submitter seek to clarify that Council’s input will be under the bylaw and specific to the capacity of the network.	Retain the introduction to the <b>SW-Stormwater Chapter</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.32	SW - Stormwater Management	Policies	SW-P1 Stormwater quantity neutrality	Supports this policy which seeks to manage stormwater quantities to manage the capacity of the network and flooding effects.	Retain <b>SW-P1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.33	SW - Stormwater Management	Policies	SW-P2 Water quality	Support the policy in that it explicitly relates to new or increased impervious areas, however the degree of maintenance or, in particular, enhancement of stormwater quality, including point of compliance to meet the policy, is questioned and the requirement for treatment may not be necessary in all circumstances, especially where the network already has capacity and the proposed increase of impervious surfaces is nominal.	Amend <b>SW-P2 Water quality</b> as follows: <i>Maintain and enhance stormwater quality by requiring:</i> <i>1. restrictions on specified cladding materials that contribute to stormwater contamination; and</i> <i>consider the need for the treatment of stormwater quality for new or increased impervious surfaces created by subdivision, use or development.</i>
BP Oil, Mobil	196.34	SW -	Policies	SW-P3 Connection	Supports as it provides a measured approach to the	Retain <b>SW-P3</b> as notified.

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Oil New Zealand Limited, Z Energy		Stormwater Management		to reticulated stormwater networks	management of stormwater, ensuring that flood risks are not increased and an integrated management approach is adopted.	
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.35	SW - Stormwater Management	Section A: Activities in the Residential Zones, Rural Lifestyle Zone, Settlement Zone and Māori Purpose Zone	SW-R3 Non-Residential activities that include impervious surfaces of 500m <sup>2</sup> or greater for carparking, excluding stormwater discharges that are authorised by a resource consent from the canterbury regional council prior to the relevant regional plan	Supports this rule providing it relates to new car parks as opposed to alterations to existing or redevelopment of existing car parking / impervious areas. If this assumption is not correct, management of stormwater from higher contaminant generating car parking areas would be better reflected by a car parking number threshold.  [see original submission for full reasons].	1. Confirm that the rule relates to new car parking areas and not redevelopment or enlargement (by less than the 500m <sup>2</sup> threshold) of existing car parks;  OR 2. Amend <b>Rule SW-R3</b> so that the threshold for applicability of the rule is based on the number of car parks.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.36	SW - Stormwater Management	Section B: Activities in the General Industrial Zone, Port Zone and Open Space and Recreation zones	SW-R4 All developments, other than a road, that result in an increase in impervious surfaces of greater than 30m <sup>2</sup> , excluding stormwater discharges that are authorised by a resource consent from the Canterbury Regional Council pursuant to the relevant regional plan	The submitter assumes that the rule means:  1. If a resource consent is obtained from the regional council for a stormwater discharge, then focus and interest of TDC's acceptance of the stormwater discharge to the network is narrowed to matters of carrying capacity and quantity. In particular, that the requirements of this rule (specifically SW-S4) are not considered (or relevant) in the network operator's consideration of the SWD approval application to council; and  2. If the stormwater discharge is a permitted activity in the relevant regional plan, SW-R4 is applicable.  If the above assumption is correct, the submitter supports PER-1.  Regarding PER-2, the Submitter have experienced instances where network operators have not been accepting of discharges of stormwater from industrial or trade premises to the reticulated stormwater network despite them being in accordance with good practice and permitted under the relevant regional plan. The Submitter seek to ensure that the role of industry good practice is recognised (in the case of the Submitter that is provided by the Environmental Guidelines for Water Discharges from Petroleum Industry Sites in NZ (MFE, 1998)).	Retain <b>SW-R4</b> as notified subject to clarification that the submitter's assumption is correct.  AND Amend the Matters of Discretion as follows: <i>Matters of discretion are restricted to:</i>  1. [...] 2. <i>the extent of any potential flood risk from additional stormwater exceeding the capacity of the Council's reticulated stormwater network; and</i> 3. <i>the effectiveness of the maintenance plan that is in place for the consequences of a lack of maintenance of the stormwater neutrality device; and</i> 4. <i>the adverse effects of stormwater on a neighbouring property, waterway or road; and</i>  2. [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.37	SW - Stormwater Management	Section C: Activities in the Commercial and mixed-use zones	SW-R5 All developments, other than a road, that result in an increase in impervious surfaces of greater than 50m <sup>2</sup> , excluding stormwater discharges that are authorised by a resource consent from the Canterbury Regional Council pursuant to the relevant Regional Plan	<p>The submitter assumes that the rule means:</p> <ol style="list-style-type: none"> <li>1. If a resource consent is obtained from the regional council for a stormwater discharge, then focus and interest of TDC's acceptance of the stormwater discharge to the network is narrowed to matters of carrying capacity and quantity. In particular, that the requirements of this rule (specifically SW-S4) are not considered (or relevant) in the network operator's consideration of the SWD approval application to council; and</li> <li>2. If the stormwater discharge is a permitted activity in the relevant regional plan, SW-R4 is applicable.</li> </ol> <p>If the above assumption is correct, the submitter supports PER-1.</p> <p>Regarding PER-2, the Submitter have experienced instances where network operators have not been accepting of discharges of stormwater from industrial or trade premises to the reticulated stormwater network despite them being in accordance with good practice and permitted under the relevant regional plan. The Submitter seek to ensure that the role of industry good practice is recognised (in the case of the Submitter that is provided by the Environmental Guidelines for Water Discharges from Petroleum Industry Sites in NZ (MfE, 1998)).</p>	<p>Retain <b>SW-R5</b> as notified subject to clarification that the submitter's assumption is correct;</p> <p>AND</p> <p>Amend the Matters of Discretion as follows:</p> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. [...]</li> <li>2. <i>the extent of any potential flood risk from additional stormwater exceeding the capacity of the Council's reticulated stormwater network; and</i></li> <li>3. <i><del>the effectiveness of the maintenance plan that is in place for the consequences of a lack of maintenance of the stormwater neutrality device; and</del></i></li> <li>4. <i>the adverse effects of stormwater on a neighbouring property, waterway or road; and</i></li> </ol> <p>[...]</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.38	SW - Stormwater Management	Standards	SW-S4 Stormwater quality permission requirements	<p>Considers the required percentage reductions of contaminants in Standard SW-S4 will not be achievable where stormwater is low in particular contaminants to begin with. An approach, recognised the MfE Guidelines as good practice, would be supported as an alternative.</p> <p>[see original submission for full reasons]</p>	<p>Delete <b>SW-S4</b>;</p> <p>AND</p> <p>Replace with an appropriate risk-based standard that requires treatment where appropriate to manage particular contaminants of concern.</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.39	TRAN - Transport	Objectives	TRAN-O1 Safe, efficient, integrated and sustainable land transport infrastructure	<p>Supports as objective broadly promotes resilience to the effects of climate change and a reduction in greenhouse gas emissions.</p>	<p>Retain <b>TRAN-O1</b> as notified.</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.40	TRAN - Transport	Policies	New	<p>Considers the suite of proposed Transport policies does not clearly relate to the Chapter's clear intent (through proposed permitted Rule TRAN-R9) to encourage or enable EV charging facilities in all zones. A new policy that encourages the provision of charging stations for electric vehicles is required.</p>	<p>Add to the TRAN-Transport Chapter, a new Policy as follows:</p> <p><i><del>TRAN-PX Encourage existing and new land uses to support an integrated and sustainable transport network by:</del></i></p> <p><i><del>a. Enabling charging stations for electric vehicles.</del></i></p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.41	TRAN - Transport	Rules	TRAN-R9 Installation of new or replacement charging facilities	<p>The Submitter supports permitting new or replacement charging facilities for electric vehicles in all zones. However, it is unclear whether this rule overrides other rules in the zone chapters.</p>	<p>Amend <b>TRAN-R9</b> as follows.</p> <p>TRAN-R9 Installation of new or replacement charging facilities for electric vehicles</p> <p>[...].</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Energy				for electric vehicles		<b>Note: any activity under TRAN-R9 does not have to comply with underlying zone rules/standards.</b>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.42	TRAN - Transport	Standards	TRAN-S20 High Trip Generating Activities	<p>Considers the standard should only apply to new or extension of existing activity.</p> <p>The submitter seeks to ensure that the standard is not triggered by, existing site upgrades or redevelopment of the same character and intensity, including EVs which do not generate new transport movements perse, rather replace existing vehicles on our roads that would otherwise visit the site, just for a different fuel type.</p> <p>[Refer original submission for full reason]</p>	Amend <b>Table 21</b> in Standard <b>TRAN-S20</b> as follows: <b>New Service Stations - [...]</b>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.43	CL - Contaminated Land	General	General	Throughout this Chapter, the provisions use the term 'Land Disturbance' which has a specific and relatively limited definition and relates to where the profile of the land is not altered on a permanent basis. The Submitter considers it would be more appropriate, given the chapter seeks to manage human health risks, to use the term "soil disturbance" in this chapter as applied under the NESCS.	Amend the <b>CL- Contaminated Land</b> Chapter by replacing the words "land disturbance" with "soil disturbance".
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.44	CL - Contaminated Land	Objectives	CL-O1 Management of contaminated land	Supports CL-P1 which appropriately focuses on managing contaminated land, and change of use, disturbance, development and subdivision, so that it is safe for human health.	Retain <b>CL-O1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.45	CL - Contaminated Land	Policies	CL-P1 Investigation of contaminated and potentially contaminated land	The submitter assumes that this policy requires an understanding of a site, its history and associated potential risks to human health before those activities are undertaken, rather than requiring a PSI or DSI to be prepared in order for an activity to achieve this policy. On this basis, the policy is supported.	Retain <b>CL-P1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.46	CL - Contaminated Land	Policies	CL-P2 Subdivision, use and development of contaminated land	Supports Policy CL-P2 and considers this policy is appropriate. The Fuel Companies support Policy CL-P2 which focuses on a best practice approach to the management of contaminated soil to protect human health and to ensure the land is suitable for its intended use. The Fuel Companies consider this this policy is appropriate to manage effects on human health both from the carrying out of the physical works and ensuring that land is suitable for its intended use from a human health perspective. If methodologies are in place to appropriately manage contaminants in soils to protect human health (as required by proposed Policy CL-P2), a prior investigation of the potentially contaminated soils sought by CL-P1 is not required. [Refer original submission for full reason]	Retain <b>CL-P2</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z	196.47	CL - Contaminated Land	Policies	CL-P3 Remediation and management works	Considers policy appropriately recognises that human health risks do not increase from remediation or management of contaminated land, and encourages reduction of such risks.	Retain <b>CL-P3</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Energy						
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.48	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Supports that the objective seeks to avoid risk to property in High Hazard Areas, and elsewhere seeks that risks are mitigated to an acceptable level.	Retain <b>NH-O1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.49	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports this objective that allows a practical consideration of the location of RSI.	Retain <b>NH-O2</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.50	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Considers it is unclear what 'inundated' means when the Policy relates to areas that are already subject to inundation by a 0.5% flood event. The overall policy is about risk which appropriately comes through via all other clauses, such that specific reference to MHF is unnecessary.	Amend <b>NH-P4</b> as follows: <i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i> [...] 4. a minimum floor level above the 0.5% AEP design flood level can be achieved; and 5. <del>major hazard facilities will not be inundated; and</del> 6. <u>5</u> . significant adverse effects on people and property are avoided; and 7. <u>6</u> . increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.51	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Policy NH-P10 (High Hazard Areas) is supported because it allows all development in the high hazard areas unless that development is a Natural Hazard Sensitive Activity (which includes dwellings, buildings containing two or more employees, and places of assembly). The Policy also allows such development if it can be demonstrated that risks can be mitigated which is appropriate.	Retain <b>NH-P10</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.52	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure	Supports the recognition that RSI are located in hazard areas when there is an operational or functional need for the RSI to be in such a location.	Retain <b>NH-P11</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.53	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Supports the rule as it recognises that land disturbance would not permanently alter the profile, contour or height of the land, hence are permitted without condition.  Support the permitted status of other earthworks conditions.  The RDIS activity status for non-compliance with the Permitted conditions is also supported.	Retain <b>NH-R1</b> as notified.
BP Oil, Mobil Oil New Zealand	196.54	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance,	The submitter questions the Rule NH-R5 permits maintenance, necessity of the term 'replacement' and opposes PER-1, as there could be instances locating infrastructure more than 5m from its existing location mean that the activity would potentially generate more of a risk or adverse effect on or	Amend <b>NH-R5</b> as follows: <b>Regionally Significant Infrastructure - maintenance, replacement and upgrading.</b> <b>Activity status: Permitted</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited, Z Energy				replacement and upgrading	from a natural hazard and therefore cannot be a Permitted activity.	<p><b>Where:</b> <b>PER-1</b></p> <p>The infrastructure <u>(excluding underground infrastructure)</u> is within 5m of the existing alignment or location; and</p> <p><b>PER-2</b></p> <p>The above ground footprint of the infrastructure is not increased by more than 10%;</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.55	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New  NH-R6.1 does not apply if: [...]	The rule is generally supported as proposed as it generally enables minor structures and buildings. However, the submitter seeks clarification on some procedure matters.  [Refer original submission for full reason].	<p>Supports <b>NH-R6</b> subject to clarification provided on the following matters:</p> <ol style="list-style-type: none"> <li>1. The process for obtaining a Flood Risk Certificate from and issued by Timaru District Council in relation to an activity under this rule and under Standard NH-S1;</li> <li>2. Noting that the s32 report states: There will also be a cost to those in the flood assessment areas in requiring a flood risk certificate from the Council, but this is not considered to be unjustifiably high (page 40); it is unclear what the costs are;</li> <li>3. Whether the Council has the resource and capacity to prepare Flood Risk Certificates on demand and what timeframes are for delivery;</li> <li>4. Whether FRCs will be limited to a site or prepared in terms of each catchment.</li> </ol> <p>AND ensure the Rule promotes efficient management of natural hazards.</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.56	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m2 (excluding Regionally Significant Infrastructure)	NH-R7 is supported as it would appropriately enable maintenance, operations, changes and upgrades of fuel industry activities at their retail service stations and truck stops that are located within these hazard areas.  Similar to NH-R6, this rule suggests that some activities may need to be the subject of a Flood Risk Certificate. The Submitter has the same questions NH-R6.	<p>Retain <b>NH-R7</b> as notified;</p> <p>AND</p> <p>Clarify the following matters:</p> <ol style="list-style-type: none"> <li>1. The process for obtaining a Flood Risk Certificate from and issued by Timaru District Council in relation to an activity under this rule and under Standard NH-S1.</li> <li>2. Noting that the s32 report states: There will also be a cost to those in the flood assessment areas in requiring a flood risk certificate from the Council but this is not considered to be unjustifiably high (page 40); it is unclear what the costs are.</li> <li>3. Whether the Council has the resource and capacity to prepare Flood Risk Certificates on demand and what timeframes are for delivery.</li> <li>4. Whether FRCs will be limited to a site or prepared in terms of each catchment.</li> </ol> <p>AND ensure the Rule promotes efficient management of natural hazards.</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.57	HS - Hazardous Substances	Introduction		The Introduction is supported in part. In particular, supports Council seeking only to control matters in relation to hazardous substances that are not covered by other more specific legislation including HSNO and HSWA.	Retain the Introduction to the <b>HS- Hazardous Substances</b> Chapter as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.58	HS - Hazardous Substances	Objectives	HS-O1 Hazardous substances, use, storage and disposal	Considers there are inconsistencies between the chapter and the objective itself with respect to “transportation”. Consider this object seems to be aimed for ‘MHF’ only, as ‘unacceptable risks’ is only applicable to MHF.  [Refer original submission for full reason].	<p>Amend <b>HS-O1 Hazardous substances, use, storage and disposal</b> as follows:</p> <p>The <u>risks associated with use, storage and disposal and transportation</u> of hazardous substances <u>are managed and, in relation to MHF, occurs where unacceptable risks to the environment and human health are avoided.</u></p>
BP Oil, Mobil	196.59	HS -	Objectives	HS-O2 Sensitive	The submitter seeks to ensure that unacceptable risks are	Amend <b>HS-O2 Sensitive activities</b> as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Oil New Zealand Limited, Z Energy		Hazardous Substances		activities	avoided, including associated with intensification of any existing sensitive activities (consistent with the definition of reverse sensitivity).	<i>New sensitive activities <u>and increased scale or intensity of existing sensitive activities</u> are <u>designed and located to minimize <del>reverse reverse</del> sensitivity effects on major hazard facilities and to avoid unacceptable risks to the sensitive activity.</u></i>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.60	HS - Hazardous Substances	Policies	HS-P1 New Major Hazard Facilities and additions to existing Major Hazard Facilities	The submitter has concerns about the practical implications of this Policy: <ol style="list-style-type: none"> <li>The use of the term “additions” without qualification;</li> <li>Clause 1 seems aim to avoid unacceptable risks from new and additional Major Hazard Facilities (MHFs) to sensitive activities. Clause 1 does not clearly reflect this intent.</li> <li>Questions the need of Clause 2 which seeks to avoid cumulative effects, which is included in the definition of ‘effects’ in clause 3 of the RMA, hence must be considered where relevant.</li> <li>Clause 3 seeks that MHF are located outside of sensitive environments, as all existing MHF are located within sensitive environments. The submitter therefore considers this clause should apply to new MHF only.</li> <li>Clause 4 also seeks to avoid or minimise adverse effects hazardous facilities, which is contrary to the principle policy intent (New MHF only). Considers this could cause difficulty in policy assessment.</li> </ol> [Refer original submission for full reason]	Amend <b>HS-P1 New Major Hazard Facilities</b> as follows: Avoid unacceptable risks of new Major Hazard Facilities and additions to Major Hazard Facilities by: <ol style="list-style-type: none"> <li><i>using Quantitative Risk Assessments to ensure <u>there is no unacceptable risk to sensitive activities the risk of an individual human fatality is not greater than 1 x 10<sup>-6</sup> per year (one in a million), including cumulative effects; and</u></i></li> <li><i><del>ensuring Major Hazard Facilities do not cause unacceptable cumulative effects by locating too close to each other; and</del></i></li> <li><i>locating <u>new</u> Major Hazard Facilities outside of sensitive environments, except for Natural Hazard Areas (not defined as a High Hazard Area); and</i></li> <li><i><del>ensuring, in Natural Hazard Areas (not defined as a High Hazard Area), suitable measures are to undertaken to:</del></i> <ol style="list-style-type: none"> <li><i><del>avoid or minimise adverse effects from natural hazards on hazardous facilities and Major Hazard Facilities; and</del></i></li> <li><i><del>minimise the risk of hazardous substances entering the environment in the event of a natural hazard event.</del></i></li> </ol> </li> </ol> <u>a.</u>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.61	HS - Hazardous Substances	Policies	New	Considers a new policy that seeks that suitable measures are undertaken to avoid or minimise effects or risks, by using good practice measures would provide better direction.	Add a new policy to the <b>HS-Hazardous Substances chapter</b> as follows: <u>Ensure, in Natural Hazard Areas (not defined as a High Hazard Area), good practice measures are to undertaken to:</u> <ol style="list-style-type: none"> <li><i><u>avoid or minimise adverse effects from natural hazards on hazardous facilities and Major Hazard Facilities; and</u></i></li> <li><i><u>minimise the risk of hazardous substances entering the environment in the event of a natural hazard event.</u></i></li> </ol>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.62	HS - Hazardous Substances	Policies	HS-P2 Repair and maintenance of existing Major Hazard Facilities	Supports HS-P2 as it enables the repair and maintenance of existing MHF. The submitter also considers that changes, additions and upgrades to existing MHF, where such changes, additions or upgrades do not alter by increasing the risk profile of the MHF, should also be enabled in this chapter, either through Policy P2, or a new policy.	Retain <b>HS-P2</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.63	HS - Hazardous Substances	Policies	HS-P3 Sensitive activities in proximity to Major Hazard Facilities	Supports HS-P3 as it seeks to require sensitive activities to be sufficiently separated from MHF to minimise reverse sensitivity effects on the MHF and to avoid unacceptable risks to the sensitive activity.	Amend <b>HS-P3 Sensitive activities in proximity to Major Hazard Facilities</b> as follows: Require sensitive activities and <u>increased scale or intensity of existing sensitive activities</u> to be sufficiently separated from Major Hazard Facilities to minimise reverse sensitivity effects on the Major Hazard Facility and to avoid unacceptable risks to the sensitive activity.
BP Oil, Mobil Oil New	196.64	HS - Hazardous	Policies	HS-P4 Hazardous facilities (other	Oppose the proposed policy approach of HS-P4. Considers use of definition of sensitive environment is not appropriate as it	Delete <b>HS-P4</b> .


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Zealand Limited, Z Energy		Substances		than Major Hazard Facilities)	<p>extends to a range of matters not specific to hazardous substances. Considers the policy is unclear if applied to works within and extension of existing facilities.</p> <p>Considers the relationship between the effects of hazardous facilities and sensitive environments would be better managed through provisions applicable to all activities affected by these specific areas or overlays and hazardous substance activities is better determined on a case-by-case basis.</p> <p>Comments on Rule HS-R1 address this matter further on a practical basis. [Refer original submission for full reason]</p>	
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.65	HS - Hazardous Substances	Rules	HS-R1 Use and/or storage of hazardous substances in a hazardous facility (excluding Major Hazard Facilities)	<p>The submitter opposes in part given the permitted activity status relies on the facility not being located in a sensitive environment other than Flood Assessment Area. The submitter notes it is unclear whether the proposed rule relates to alterations or changes to existing hazardous facilities. [Refer original submission for full reason]</p>	<p>Amend <b>HS-R1 Use and/or storage of hazardous substances in a hazardous facility (excluding Major Hazard Facilities)</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b><del>PER-1</del></b></p> <p><i>The hazardous facility is located outside a sensitive environment (other than a Flood Assessment Area Overlay); and</i></p> <p><b><del>PER-2</del></b></p> <p><i>The activity is within a Flood Assessment Area Overlay and the hazardous facility has a finished floor level equal to or higher than the minimum floor level as stated in a Flood Risk Certificate issued in accordance with NH S1.</i></p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.66	HS - Hazardous Substances	Rules	HS-R2 Maintenance and repair of Major Hazard Facilities	<p>The submitter supports the rule however considers it should include upgrades, changes and additions that do not increase or materially change the risk profile. Refer to submission on HS-R4 for more detail.</p>	<p>Amend <b>HS-R2</b> as follows:</p> <p><b>HS-R2 Maintenance <del>and</del>, repair, upgrades, additions and alterations of Major Hazard Facilities</b></p> <p><b>Activity Status: Permitted</b></p> <p><b>Where:</b></p> <p><b><del>PER-1:</del></b></p> <p><i>The activity does not increase or enlarge the risk profile of the major hazard facility, as measured from the date of notification of this Plan.</i></p> <p><b><del>Activity status where compliance not achieved: Discretionary</del></b></p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.67	HS - Hazardous Substances	Rules	HS-R3 Sensitive activity, including subdivision to create a new allotment to accommodate future sensitive activity, in proximity to a Major Hazard	<p>The submitter supports this rule as PER-1 requires a Quantitative Risk Assessment to be provided and PER-2 requires sensitive activities to not be located within 250m of MHF where a QRA is not provided.</p>	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				Facility		
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.68	HS - Hazardous Substances	Rules	HS-R4 New Major Hazard Facilities and additions to Major Hazard Facilities	Opposes the blanket approach to requiring a consent for additions and considers it is unclear what is intended by 'additions' to MHF.  Consider additions to MHF should be provided for in HS-R2. Refer to submission on Rule HS-R2.  [Refer original submission for full reason]	Amend title of <b>HS-R4</b> as follows:  <b><del>HS-R4 New Major Hazard Facilities and additions to Major Hazard Facilities</del></b>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.69	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Supports Objective CE-O6 as it recognises that parts of the Coastal Environment are already highly modified by existing urban activities, including the Port of Timaru, and seeks to provide for such ongoing activities.	Retain <b>CE-O6</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.70	CE - Coastal Environment	Objectives	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	Supports the policy as it allows RSI's, including the Port of Timaru.	Retain <b>CE-P13</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.71	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Supports the that a risk-based approach to the management of subdivision, use and development in Coastal Hazard Areas should be taken, including consideration of the sensitivity of an activity or use to loss of life, damage and ability to recover, as well as considering the likelihood of adverse effects occurring from a coastal hazard.	Retain <b>CE-O3</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.72	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports this rule as it is a permitted activity in the Coastal Erosion Overlay and the Sea Water Inundation Overlay subject to five PA performance standards (PER-1 - 5).	Retain <b>CE-R7</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.73	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Submitter supports this rule as it permits new RSI in the same overlays as CE-R7.	Retain <b>CE- R8</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.74	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Supports this standard as it enables buildings and structures that are located in both the Coastal Environment Overlay and in the Port Zone to be permitted activities subject to the Port Zone's rules and standards for building height.	Retain <b>CE-S1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.75	EW - Earthworks	Policies	EW-P1 Benefits and necessity	Supports this policy as it recognises the benefits and necessity of earthworks for the subdivision, use and development of land, the provision of utilities, and natural hazard mitigation.	Retain <b>EW-P1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.76	EW - Earthworks	Policies	EW-P4 Infrastructure	Supports this policy as it seeks to protect RSI from adverse effects of earthworks.	Retain <b>EW-P4</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Zealand Limited, Z Energy						
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.77	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	<p>Supports the overall approach to the Earthworks Chapter's single rule which permits all earthworks in all zones subject to five performance standards as relevant. The Submitter also (generally) supports the exclusion of (b), (c) and (g).</p> <p>In addition, the submitter seek a specific exemption for earthworks undertaken in relation to the removal or replacement of underground fuel storage systems (regardless of whether that activity is permitted under a NES or requires a resource consent under an NES), noting that this activity is specifically addressed under the NES:CS and should not be duplicated under the district plan. This may be the intention of the 'Note' (at least in part) and relief and clarity is sought in this regard.</p>	<p>Amend the Rule heading of <b>EW-R1</b> as follows:</p> <p><b><i>Earthworks, excluding earthworks:</i></b></p> <p><b><i>a)..</i></b></p> <p><b><i>[...]</i></b></p> <p><b><i><u>i) in relation to the removal or replacement of underground fuel storage systems undertaken under any one of Regulations 8-11 of the NESCS.</u></i></b></p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.78	EW - Earthworks	Standards	EW-S1 Areas	Supports this standard as it allows earthworks on sites in commercial, industrial and the Port Zone to undertake 2,000m <sup>2</sup> of earthworks per 12 month period per site.	Retain <b>EW-S1.3</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.79	Planning Maps	Port Zone		<p>The submitter's MHF are located within the Port Zone. The Port Zone permits Port Activities as a permitted activity where sensitive activities are either discretionary or non-complying.</p> <p>This approach will provide the key mechanism for managing risk from existing MHF; hence the provisions and zoning is supported.</p>	Retain the geographic extent of the <b>Port Zone</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.80	PORTZ - Port Zone	General	General	<p>The submitter's MHF are located within the Port Zone. The Port Zone permits Port Activities as a permitted activity where sensitive activities are either discretionary or non-complying.</p> <p>This approach will provide the key mechanism for managing risk from existing MHF; hence the provisions and zoning is supported.</p>	Retain provisions of the <b>PORTZ</b> chapter as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.81	PORTZ - Port Zone	Objectives	General	<p>The submitter supports the Objectives of this chapter as it provides for Port activities and ancillary port activities, and the establishment and growth of some industrial activities.</p> <p>The provisions discourage non-Port related activities which is supported.</p> <p>It is noted that some of the objectives and policies are identified as PREC7-O1 for example which is an error and may need to be amended.</p>	<p>Retain the Objectives of the <b>PORTZ-Port Zone</b> Chapter as notified.</p> <p>AND</p> <p>Amend labelling errors.</p>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.82	PORTZ - Port Zone	Policies	General	<p>The submitter supports the Policies of this chapter as it provides for Port activities and ancillary port activities, and the establishment and growth of some industrial activities.</p> <p>The provisions discourage non-Port related activities which is</p>	<p>Retain the Policies of the <b>PORTZ-Port Zone</b> Chapter as notified.</p> <p>AND</p> <p>Amend labelling errors</p>

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Energy					supported. It is noted that some of the objectives and policies are identified as PREC7-O1 for example which is an error and may need to be amended.	
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.83	PORTZ - Port Zone	Rules	PORTZ-R1 Port Activities	Supports that PORTZ-R1 permits Port Activities where the activity and its buildings and structures comply with all of the Standards in this Chapter. The restricted discretionary activity standard is supported where there is a non-compliance.	Retain <b>PORTZ-R1</b> as notified.
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.84	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P2 Residential Activities	Considers that with the absence of any other policy addressing this matter, the policy should be amended to seek that reverse sensitivity effects should be minimised through residential development.  [Refer original submission for full reason]	Amend <b>NCZ-P2 Residential Activities</b> as follows: <i>Enable new residential activities where:</i> <i>a. they are located above ground floor level; <del>and with an</del></i> <i>b. there is appropriate area of outdoor living space; and</i> <i>c. they are designed to minimise potential reverse sensitivity effects on existing non-residential activities.</i>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.85	TCZ - Town Centre Zone	Policies	TCZ-P2 Residential Activities	Considers that with the absence of any other policy addressing this matter, the policy should be amended to seek that reverse sensitivity effects should be minimised through residential development.  [Refer original submission for full reason]	Amend <b>TCZ-P2 Residential Activities</b> as follows: <i>Enable new residential activities where they are located above ground floor level and where they are designed to minimize potential reverse sensitivity effects on existing non-residential activities.</i>
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.86	MUZ - Mixed Use Zone	Policies	MUZ-P4 Residential Activities	Submitter supports this policy.	Retain <b>MUZ-P4</b> as notified.
K J Rooney Limited	197.1	GRUZ - General Rural Zone	General	General	Opposed to any objectives, policies, rules, standards and schedules of the GRUZ in relation to the overlay relating to the Properties because: <ul style="list-style-type: none"><li>Intensively farmed stock is not expressly authorised within any zone and should be provided for in this zone;</li><li>Intensively farmed stock should be protected under GRUZ-O3;</li><li>Intensively farmed stock should be provided as a permitted activity under GRUZ-R1.</li></ul>	1. Amend <b>GRUZ-R1</b> to permit primary production, intensive primary production and intensively farmed stock 2. Amend <b>GRUZ-O1</b> to provide for primary production, intensive primary production and intensively farmed stock 3. Any alternative relief that would address submitters concerns.
K J Rooney Limited	197.2	Definitions	Definitions	Urban Area	The boundaries of a “town with a population of 1,000 or more” is unclear. The submitter’s property is within Temuka, but not situated within Temuka proper and it is unclear which rules will apply.	Amend the definition of <b>Urban Area</b> to clarify the boundaries of urban areas.
K J Rooney Limited	197.3	Planning Maps	Wāhi Tūpuna overlay	SASM4 Waitaraka to Orari, inland to Seadown Road and including Arowhenua and	Opposes the extent of the overlays over the Properties. The SASM boundaries are expansive and it is unclear how these have been determined. These overlays contain some very restrictive rules, and it is not appropriate to apply these equally across expansive areas, which have their own natural	1. Delete <b>SASM-4B</b> from Lot 11 DP 4679 and Lots 1-5 on DP 7413 as shown below:

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				Temuka	characteristics and existing uses.	 <p>Figure 1: 0 Boiling Down Road, Temuka</p> <ol style="list-style-type: none"> <li>2. Reduce the extent of <b>SASM-4B</b> from the properties;</li> <li>3. Any alternative relief to address these concerns.</li> </ol>
K J Rooney Limited	197.4	SASM - Sites and Areas of Significance to Māori	Policies	General	The submitter accepts the policies of this chapter focus on the protection of SASM. However, the submitter considers policies should contemplate health and safety, and existing use of land subject to SASMs and the protection of those activities.	<ol style="list-style-type: none"> <li>1. Amend <b>SASM-P4 Cultural Access</b> to focus on the grant of safe access and to recognise the impact of access on existing rural activities.</li> <li>2. Amend policies to recognise that an adverse effect of the activities, do not negatively impact existing uses of the affected land.</li> <li>3. Any alternative relief that would address the submitter's concerns.</li> </ol>
K J Rooney Limited	197.5	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P8 Protection of wāhi taoka, wāhi tapu, wai taoka and wai tapu sites and areas	Opposes SASM - P8 as this policy does not recognise existing uses of land. 'Functional needs associated with an activity' may not enable an existing activity to be efficiently carried out. Activities within these overlays can be effectively managed with matters of control or discretion.	<ol style="list-style-type: none"> <li>1. Amend <b>SASM-P8</b> to recognise exiting rural use of sites within these overlays;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>2. Amend <b>SASM-P8</b> as follows: <b>SASM-P8 Protection of wāhi taoka, wāhi tapu, wai taoka and wai tapu sites and areas</b> <i>Where an activity is proposed within any of the wāhi taoka sites, wāhi tapu sites, wai taoka areas and wai tapu areas listed in SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa, ensure that:</i> [...] 3. any adverse effects on identified values are avoided unless it can be demonstrated that: <ol style="list-style-type: none"> <li>a. <del>due to the are for the functional</del> needs of the activity, it is not possible to avoid all adverse effects; and</li> <li>b. any residual effects that cannot be practicably avoided are mitigated, as far as possible, in a way that protects, maintains or enhances the overall values of the site or area; and</li> <li>c. where any historical loss of values can be remediated;</li> </ol> </li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>3. Any alternative relief that would address the submitter's concerns.</li> </ol>
K J Rooney Limited	197.6	SASM - Sites and Areas of Significance	Rules	SASM-R6 Intensively farmed stock	Opposes SASM-R6 as Intensively farmed stock can be adequately managed through matters of control and discretion and a more appropriate process for approval should	<ol style="list-style-type: none"> <li>1. Amend <b>SASM-R6 Intensively farmed stock</b> by deleting SASM-R6.2.</li> <li>2. Amend the activity status from Non-complying to Controlled.</li> </ol>

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		to Māori			be provided (i.e., not deemed a non-complying activity within wāhi taoka, wāhi tapu, and wai tapu overlays with objectives and policies that seek avoidance and protection over continued use).  [See original submission for full reason].	3. Any alternative relief that would address the submitters concerns.
K J Rooney Limited	197.7	SCHED7 - Schedule of Significant Natural Areas	SCHED7 - Schedule of Significant Natural Areas	General	The submitter notes there is no ECO-SCHED2 in the PDP, and it is unclear whether this is to be read together with SCHED7 - Schedule of Significant Natural Areas.	Amend <b>ECO - Ecosystems and Indigenous Biodiversity</b> chapter so that ECO-SCHED2 is made available or reference corrected to SCHED7 if included in error.
K J Rooney Limited	197.8	NH - Natural Hazards	General	General	Opposes together with any objectives, policies, rules, standards and schedules in respect of the Flood Assessment Area Overlay relating to the submitter's Properties.	1. Amend the Flood Assessment Areas overlay as detailed in later point; 2. Amend NH-S2 as detailed in later point; 3. introduction of a rule that earthwork limits within this overlay only apply in respect to activities that increase flood exposure; 4. any alternative relief that would address the submitter's concerns.
K J Rooney Limited	197.9	Planning Maps	Flood Assessment Area Overlay		The Flood Assessment Area Overlay covers the submitters property which is used for primary production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stop banks) can involve more than 2,000m <sup>2</sup> in earthworks.	1. Delete the <b>Flood Assessment Area Overlay</b> off land located at Lot 11 DP 4679 and Lots 1-5 on DP 7413; 2. Reduce the extent of the <b>Flood Assessment Area Overlay</b> on Lot 11 DP 4679 and Lots 1-5 on DP 7413.
K J Rooney Limited	197.10	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	The Flood Assessment Area Overlay covers the submitter's properties which are both used for primary production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stopbanks) can involve significantly more than 2,000m <sup>2</sup> in earthworks.	Amend <b>NH-S2</b> to increase the permitted earthworks volumes in the Rural Zones within the Flood Assessment Areas overlay per year under NH-S2.2. from 2,000m <sup>2</sup> to 2,500m <sup>2</sup> or more.
Bernard John O'Keefe, Joy Ellen Maud O'Keefe, Alan Leslie Stout & Brian Adrian Vogel	198.1	Planning Maps	Rural Lifestyle Zone		The Submitters support the rezoning of 16, 26, and 36 Burdon Road, Woodbury to Rural Lifestyle Zone from Rural One Zone.  [see original submission for full reason]	Retain the RLZ of 16, 26, and 36 Burdon Road, Woodbury as notified.
Griff Simpson Family Trust	199.1	SIGN - Signs	Objectives	SIGN-O1 Signs	Supports SIGN-O1(1) as signs contribute to the commercial vitality and character of areas, as well as providing a focal point and adds vibrancy and interest.  [Refer original submission for full reason]	Retain <b>SIGN-O1.1</b> as notified.
Griff Simpson Family Trust	199.2	SIGN - Signs	Policies	SIGN-P2 Managing road safety	The Submitter does not support SIGN-P2(3) with the additional description to Digital signs.	Amend <b>Sign-P2 Managing road safety</b> as follows:  <i>Require that signs are designed and located so they do not compromise the safe use of any road by motorists, pedestrians and other road users, by:</i>  1[...] 2[...]  3. ensuring sign proliferation, illumination levels, light spill, flashing and moving images <del>and digital</del>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<del>signs that</del> do not cause distraction; [...]
Griff Simpson Family Trust	199.3	SIGN - Signs	Policies	SIGN-P3 Off-site commercial advertising signs	The Submitter opposes SIGN-P3 as it is considered too restrictive to allow for quality installation of third-party signage and because it does not allow businesses and community activities to advertise other than on the specific site it is located.	Not specified.
Griff Simpson Family Trust	199.4	SIGN - Signs	Rules	SIGN-R4 Any signs not otherwise address in the Rules section of this chapter	The Submitter opposes SIGN-R4.PER-1 as it specifically excludes all signs which are off-site. Considers that the rule is too prohibitive and any third-party signage would be non-complying automatically. Seeks that non-site related signage be explicitly enabled.	Amend <b>SIGN-R4.PER-1</b> for more inclusive rules and apply a more balanced consideration for off-site signage in the CMUZ and GIZ. [No specific rule standards requested]
Griff Simpson Family Trust	199.5	SIGN - Signs	Standards	SIGN-S2 Illuminated, moving, flashing and digital signs	1. SIGN-S2.2: Considers a 30-second dwell time of a digital image is too long most other regions have applied standards of 8 seconds based on empirical evidence from existing signs. 2. SIGN-S2.7: Considers that is a level of illumination that is too low for a digital sign at 200cd/m <sup>2</sup> and 5000cd/m <sup>2</sup> is more appropriate. This has been applied in other regions such as Auckland Unitary Plan and Christchurch City Council. The	Amend <b>SIGN-S2</b> Illuminated, moving, flashing and digital signs as follows: 1[...]. 2. Any illuminated, moving, flashing or digital display sign must only display still images, and where multiple still images are displayed, each still image must be displayed for a minimum of <del>30</del> <i>[insert a shorter dwell time]</i> seconds each before changing to a different still image, and there must be transitions between still images apart from cross-dissolve of a maximum 0.5 seconds.
					Submitter states that the control of daytime illumination through an automated brightness control system is more important that any applied maximum, automated brightness systems moder brightness to be appropriate for mean ambient light conditions at that time. 3. SIGN-S2.8: Oppose to this clause as it does not allow digital signs to be located adjoining the State Highway. Submitter states that other regions apply permitted rules and standards and only include Waka Kotahi when permitted standards are breached. [Refer original submission for full reason]	[...] 7. Illumination levels of any sign must not exceed <del>2000</del> <i>5000</i> candelas per square metre between sunrise and sunset. 8 No digital sign is to be located adjoining a State Highway [No specific changes requested to clause 8]
Griff Simpson Family Trust	199.6	SIGN - Signs	Standards	SIGN-S3 Maximum height of signage	Submitter opposes SIGN-S3.2.1 as it applies a 4m height limit for free standing signs, which is considered to be too low for any zone in particular Commercial/Mixed Use Zones, Port and General Industrial Zones where other regions anticipate taller signs.	Not specified
Griff Simpson Family Trust	199.7	SIGN - Signs	Standards	SIGN-S4.2 Maximum area of a sign	Submitter opposes SIGN-S4.2 as 5m <sup>2</sup> is considered too small for a sign in the CMUZ and that most free-standing signs would require a resource consent. Submitter states that there is no provision for double sided sign in a 'V' format with other regions assigning a maximum angle of separation	Not specified
Griff Simpson Family Trust	199.8	SIGN - Signs	Standards	Table 28 - Separation distances	Considers that the separation distances between signs is too prohibitive as it assumes that a property boundary would be greater than 60m. [Refer original submission for full reason]	Not specified
Griff Simpson	199.9	SIGN - Signs	General	General	The Section 32 fails to provide an adequate planning	None specified.

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Family Trust					assessment to support the proposed signage chapter. Billboards (including digital billboards) and non-site related advertising should be explicitly enabled in the TTPP provisions and in appropriate zones through an activity specific rule and subject to appropriate industry standards.	
Westgarth, Chapman, Blackler, Peck et al	200.1	SASM - Sites and Areas of Significance to Māori	General	General	<p>Accepts that TDC has a statutory obligation under the RMA to protect historic heritage and using overlays, with supporting objectives, policies and rules to fulfil Council's these obligations is appropriate. However, the submitter has concerns about:</p> <ol style="list-style-type: none"> <li>1. The methodology that has been used to define the spatial extent of the proposed SASMs as reflected in the SASM overlay in the Proposed Plan's planning maps.</li> <li>2. The content of SCHED6; and</li> <li>3. The related planning framework governing land use activities and subdivision within the SASM overlay.</li> </ol> <p>The submitter is concerned that the methodology of SASM identification and development of SCHED6 was developed without a) any engagement between Council, Rūnanga or AECL with the affected landowners or b) any ground truthing</p>	<p>1. Amend the PDP as per the relief sought in submission points 200.2 - 200.9;</p> <p>OR</p> <p>2. Amend the provisions of the PDP to address the substance of the concerns raised in original submission;</p> <p>AND</p> <p>3. Insert all consequential amendments required.</p>
					<p>through on-site observations/assessments. The high level summary report outlining generic methodology and the lack of site-specific factors that informed the setting of the SASM Overlay boundaries has made it difficult for the submitters to assess whether the overlays reflect the spatial areas within which restrictions on activities are reasonably required; whether the additional consenting thresholds for land use and subdivision are necessary and whether the framework meets the efficiency and effectiveness tests for district plan provisions.</p> <p>[Refer original submission for full reason]</p>	
Westgarth, Chapman, Blackler, Peck et al	200.2	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O2 Access and use	<p>Considers the Plan does not recognise that access onto private land may not always possible due to statutory obligations imposed on landowners by the Health and Safety in Work Act 2015 and that the provision require amendments to reflect this, and to achieve the purpose of the RMA.</p> <p>[Refer original submission or full reason]</p>	Amend <b>SASM-O2</b> to recognise that access to and within SASMs on private land may not always be possible and/or appropriate for health and safety reasons.
Westgarth, Chapman, Blackler, Peck et al	200.5	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P2 Consultation and engagement with Kāti Huirapa	<p>Considers the policy is confusing as it envisages consultation with Kāti Huirapa as the primary mechanism for determining cultural values. As such values have already been identified in SCHED6 without consultation the submitter questions whether this approach is consistent with SASM-O1 (which requires Kāti Huirapa to be actively involved in decision-making that affects the values of identified SASM only) and/or meet the efficiency</p>	Amend <b>SASM-P2</b> to direct engagement/consultation with Kāti Huirapa in relation to the activities identified in SCHED6 as posing a threat to the cultural values of the SASM within which the proposed activity will occur that are also identified in SCHED6.

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					test under s.32 of the RMA.  The submitters are concerned the consultation would add burden on landowners.  [Refer original submission or full reason]	
Westgarth, Chapman, Blackler, Peck et al	200.3	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P3 Use of site and areas for cultural practices	Considers the Plan does not recognise that access onto private land may not always possible due to statutory obligations imposed on landowners by the Health and Safety in Work Act 2015 and that the provision require amendments to reflect this, and to achieve the purpose of the RMA.  [Refer original submission or full reason]	Amend <b>SASM-P3</b> to recognise that access to and within SASMs on private land may not always be possible and/or appropriate for health and safety reasons.
Westgarth, Chapman, Blackler, Peck et al	200.4	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P4 Cultural access	Considers the Plan does not recognise that access onto private land may not always possible due to statutory obligations imposed on landowners by the Health and Safety in Work Act 2015 and that the provision require amendments to reflect this, and to achieve the purpose of the RMA.  [Refer original submission or full reason]	Amend <b>SASM-P4</b> to recognise that access to and within SASMs on private land may not always be possible and/or appropriate for health and safety reasons.
Westgarth, Chapman, Blackler, Peck et al	200.6	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P8 Protection of wāhi taoka, wāhi tapu, wai taoka and wai tapu sites and areas	Considers the policy is confusing as it envisages consultation with Kāti Huirapa as the primary mechanism for determining cultural values. As such values have already been identified in SCHED6 without consultation the submitter questions whether this approach is consistent with SASM-O1 (which requires Kāti Huirapa to be actively involved in decision-making that affects the values of identified SASM only) and/or meet the efficiency test under s.32 of the RMA.  The submitters are concerned the consultation would add burden on landowners.  [Refer original submission or full reason]	Amend <b>SASM-P8.1</b> to direct engagement/consultation with Kāti Huirapa in relation to the activities identified in SCHED6 as posing a threat to the cultural values of the SASM within which the proposed activity will occur that are also identified in SCHED6.
Westgarth, Chapman, Blackler, Peck et al	200.7	SASM - Sites and Areas of Significance to Māori	Rules	General	Concerned there is insufficient information provided in the Plan on how and why land has been identified as SASMs under SCHED6. As such the submitter is unable to assess whether the proposed rules are appropriate.  Submitter considers the other District-Wide and Area-Specific rules in the PDP might have provided sufficient protection of cultural values in SASMs from activities that pose a threat to such values, alongside SASM-specific matters of direction and assessment matters may be a more efficient planning option.  [Refer original submission or full reason]	1. Delete <b>SASM-R1 - SASM-R8</b> ;  AND 2. replace with;  a. A list of matters of discretion to be applied where restricted discretionary resource consent is triggered under other District-Wide or Area-Specific rules in the Proposed Plan for earthworks, buildings and structures, indigenous vegetation clearance, temporary events, mining and quarrying, shelterbelts, woodlots and forestry, subdivision and intensively farmed stock, and the proposed activity will occur within SASM, with such matters being focused on the effects of the activity on the values of the SASM identified in SCHED6.  b. A list of matters for assessing applications for resource consents that are triggered under other District-Wide or Area-Specific rules in the Proposed Plan for earthworks, buildings and structures, indigenous vegetation clearance, temporary events, mining and quarrying, shelterbelts, woodlots and forestry, subdivision and intensively farmed stock, where the proposed activity will occur within a SASM, with such matters being focused on the effects of the activity on the values of the SASM identified in SCHED6.
Westgarth,	200.8	SCHED6 -	SCHED6 -	General	Considers lack of essential information included in SCHED6	1. Amend <b>SCHED6</b> to include the following for each of the listed SASMs:





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Chapman, Blackler, Peck et al		Schedule of Sites and Areas of Significance to Kāti Huirapa	Schedule of Sites and Areas of Significance to Kāti Huirapa		<p>such as a description of each SASM and activities that pose a threat to the identified cultural values. Submitter considers the provision of such information is essential to meet the statutory tests and is necessary to achieve SASM-O3 and be more aligned with the approach taken in other 2nd generation plans.</p> <p>Concerned there is inconsistency in information recorded in SCHED6 vs cultural values to be protected within the SASMs.</p> <p>[Refer original submission or full reason]</p>	<ul style="list-style-type: none"> <li>A clear description of the site or area of each SASM; and</li> <li>A clear statement of the activities that pose a threat to the cultural values identified in SCHED6.</li> </ul> <p>AND</p> <p>2. Amend the heading of <b>SCHED6</b> to reflect the additional information on SASM as detailed above.</p>
Westgarth, Chapman, Blackler, Peck et al	200.9	Planning Maps	SASM Overlay		<p>Considers the PDP is lacking information on how the boundaries of the SASM has been defined, and lacking what activities would pose threat to identified cultural values in each SASM. Hence the submitters were unable to assess whether the restriction in the PDP is reasonable.</p> <p>The submitters note the caselaw principle that where the purpose of the RMA and the objectives of a proposed plan can be met by a less restrictive regime, then that regime should be adopted.</p> <p>[Refer original submission or full reason]</p>	<p>1. Further information be made available to owners of land that is subject to a SASM listed in SCHED6 regarding:</p> <ul style="list-style-type: none"> <li>The factors that informed the setting of the SASM overlay; and</li> <li>The activities that Kāti Huirapa have identified as posing a threat to the cultural values of the SASM as identified in SCHED6.</li> </ul> <p>AND</p> <p>2. In light of that further information, amend the boundaries of the SASM overlays to reflect the spatial extent reasonably required to protect the identified cultural values for each SASM in SCHED6 from the activities that pose a threat to those values.</p>
Cessna 180/185 Group, Aircraft Owners and Pilots Association, Sports Aircraft Association, Recreational Backcountry Pilots Association	201.1	GRUZ - General Rural Zone	Rules	GRUZ-R14 Use of airstrips and helicopter landing sites	<p>The submitter considers that aircraft landings in rural areas have minimal effect on conservation, landscape or wilderness values in those areas where fixed-winged aircraft can be landed. Noise effects are already adequately managed in the current District Plan, as mentioned by the Stage 2 Noise and Vibration report by Malcolm Hunt and Associates (Page 14), which states: Overall however, the existing district plans are considered a sufficient deterrent. [...] no significant changes to the overall approach to land use controls in aircraft noise-affected areas are considered necessary. Rule GRUZ-R14 is unnecessarily onerous and unduly penalises recreational aircraft owners. It provides arbitrary rules which are not correlated to noise effects. The necessity of this rule is questionable.</p> <p>Oppose to PER-2.2.b as it should allow private airstrip owners to use their airstrip at any time and under any circumstances if the airstrip is located nearby a noise sensitive activity owned/occupied by the airstrip or helicopter landing site operator.</p> <p>Oppose to PER-3, especially the 10 trip per month restriction which is not based on fact.</p> <p>[Refer original submission for full reason]</p>	<p>Amend <b>GRUZ-R14 Use of airstrips and helicopter landing sites</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>The flights are for emergency purposes such as medical evacuations, search and rescue, firefighting or civil defence; or</i></p> <p><b>PER-2</b></p> <p><i>The use is for primary production including spraying, stock management, fertiliser application or frost protection for:</i></p> <p><del>1</del> <i>a maximum of seven days within any three month period where the airstrip or helicopter landing site is setback between 500m-1,000m from:</i></p> <ul style="list-style-type: none"> <li>any Residential zone; and</li> <li>the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site; or</li> </ul> <p><del>2</del> <i>the airstrip or helicopter landing site is setback greater than 1,000m from:</i></p>


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<ul style="list-style-type: none"> <li>any Residential zone; and</li> <li>the notional boundary of a building containing a noise sensitive activity, not <del>located on the site of</del> <u>owned or occupied by</u> the airstrip or helicopter land site <u>operator</u>; or</li> </ul> <p><b>PER-3</b></p> <p><del>Take offs or landings must not exceed 10 per month; and the airstrip or landing site is setback a minimum of 500m from:</del></p> <p><del>3. any Residential zone; and</del></p> <p><del>4. the notional boundary of a building containing a noise sensitive activity not located on the site of the airstrip or helicopter land site.</del></p> <p><u>For activities not associated with Rule PER-2 above, the airstrip or landing site is setback a minimum of 500m from:</u></p> <p><del>5. any Residential zone; and</del>  <del>6. the notional boundary of a building containing a noise sensitive activity not owned or occupied by the airstrip or helicopter landing site operator.</del></p>
22 The Terrace Timaru Limited	202.1	Planning Maps	City Centre Zone		<p>Supports the City Centre Zoning of 22 The Terrace because the zoning promotes consistent development of land within the City Centre Zone and encourages mixed use and development in this zone which is consistent with the future development of the site.</p> <p>Considers the zoning also consistent with the National Policy Statement on Urban Development 2020 and the Timaru District 2045 Growth Management Strategy.</p> <p>[Refer original submission for full reason]</p>	Retain as notified.
22 The Terrace Timaru Limited	202.2	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	<p>Supports the CCZ-S1 as it will promote consistent development of land within the City Centre Zone and encourages mixed use and development which is consistent with the consented development for 22 The Terrace. The standard is consistent with what is required as a tier 3 local authority under the NPS Urban Development and the Timaru District 2045 Growth Management Strategy.</p> <p>[Refer original submission for full reason]</p>	Retain as notified.
22 The Terrace Timaru Limited	202.3	Planning Maps	Noise Control Boundary Overlay	Port Outer Noise Control Boundary	<p>Opposes the inclusion of 22 The Terrace within the Port Outer Noise Control Boundary Overlay. It is noted the outer boundary of this Overlay appears to have been fixed along property boundaries and in an otherwise ad hoc manner, rather than being based on scientific acoustic modelling and will create a complicated consenting process. Considers the</p>	Amend the <b>Port Outer Noise Control Boundary Overlay</b> to exclude 22 The Terrace, Timaru.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<p>topography and the presence of structures on the north side of The Terrace also act as a noise barrier between the Site and the Port.</p> <p>[Refer to original submission for full reason]</p>	
Georgina Hamilton on behalf of Pages Trust & Russell Trust	203.1	Planning Maps	Rezone		<p>Opposes the General Rural Zoning for the front portion of 251, 273, 279 and 295 Pages Road within FDA2, as a recent Council sewer study indicates these properties can be serviced with various sewer extension options.</p>	<p>1. Rezone parts of 251, 273, 279 &amp; 295 Pages Road from <b>General Rural Zone</b> to <b>General Residential Zone</b> as shaded in blue in figures show below.</p> <p>AND</p>
					<p>Further considers the land is suitable for immediate residential zoning as there is already unsatisfied demand for residential sections on the northern side of Pages Road.</p> <p>[Refer to original submission for full reason and sewer study report].</p>	<p>2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.</p>
						<p>Figure 3: 251 &amp; 273 Serviceable Area for Wastewater.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary										
						<p>Figure 4: Pages Road Wastewater Extension</p>										
Georgina Hamilton on behalf of Pages Trust & Russell Trust	203.2	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA2 - Kellands Heights East Future Development Area	<p>Opposes the 5 year timeframe to develop FDA2 and the requirement to develop FDA2 with FDA10.</p> <p>Considers it is appropriate to enable FDA2 be developed independently with a 2 year timeframe given:</p> <ol style="list-style-type: none"> <li>1. Council planned sewer extension at Pages Road is to occur soon;</li> <li>2. Demand for residential sections at this area;</li> <li>3. It would provide capacity identified in the GSM Review report.</li> </ol> <p>[Refer to original submission for full reason].</p>	<p>1. Amend <b>SCHED15 - Schedule of Future Development Areas - FDA2</b> as follows:</p> <table border="1"> <thead> <tr> <th>Unique Identifier</th> <th>Name</th> <th>Anticipated Zone</th> <th>Timeframe for DAP</th> <th>Additional Requirement</th> </tr> </thead> <tbody> <tr> <td>FDA2</td> <td>FDA2 - Kellands Heights East Future Development Area - Residential Development</td> <td>General Residential Zone</td> <td>Priority area - 5 <u>2</u> years</td> <td>Development Area plan to be developed in conjunction with Kellands Heights West.</td> </tr> </tbody> </table> <p>AND</p> <p>2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.</p>	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	FDA2	FDA2 - Kellands Heights East Future Development Area - Residential Development	General Residential Zone	Priority area - 5 <u>2</u> years	Development Area plan to be developed in conjunction with Kellands Heights West.
Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement												
FDA2	FDA2 - Kellands Heights East Future Development Area - Residential Development	General Residential Zone	Priority area - 5 <u>2</u> years	Development Area plan to be developed in conjunction with Kellands Heights West.												
Paul Smith Earthmoving Limited	204.1	Planning Maps	Coastal Environment Area overlay		Supports the intention of Coastal Environment Overlay, but seeks this overlay be removed from the submitter's property as considers the restrictions within the overlay contradicts to the underlying General Industrial Zone.	Remove <b>Coastal Environment Area overlay</b> from 86 Sheffield Street, allowing it to follow site boundaries.										
Paul Smith Earthmoving Limited	204.2	CE - Coastal Environment	General	General	Supports the Coastal Erosion Overlay and associated provisions as there is clear requirements and triggers compared to the Operative District Plan.	Retain Coastal Erosion overlay related provisions as notified.										
Paul Smith Earthmoving Limited	204.3	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions	Considers the requirements of the Sea Water Inundation overlay are too restrictive given the underlying GIZ of 86 Sheffield Street. Non-compliance with the rules would need	<p>Amend <b>CE-R4.4 for Sea Water Inundation</b> overlay as follows:</p> <ul style="list-style-type: none"> <li>• Remove 25m<sup>2</sup> limit on new buildings or extensions (PER-1), with respect to sites within</li> </ul>										

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				(excluding Regionally Significant Infrastructure and fences)	to prove a functional or operational need, which is arbitrary at best.  [Refer to original submission for full reason].	the Seawater inundation overlay, enable development within Industrial Land if flood modelling can be provided and buildings can be demonstrated to be safe, and not for residential purposes.  <ul style="list-style-type: none"> <li>Remove 10-year period parameter criteria.</li> <li>Remove matter of discretion point 3.</li> </ul>
Paul Smith Earthmoving Limited	204.4	Planning Maps	General Industrial Zone		Supports the transition of 86 Sheffield Street and surrounding properties into General Industrial zone because the environment is characteristic of this zoning.  [Refer to original submission for full reason].	Retain the <b>GIZ</b> of 86 Sheffield Street and surrounding properties as notified.
Paul Smith Earthmoving Limited	204.5	GIZ - General Industrial Zone	General	General	Considers there is lack of explanation on the Height Specific Control Area, which permits buildings up to 35m, compared to 15m for the remaining GIZ.	Amend <b>GIZ</b> chapter to clarify what the <b>Height Specific Control Area</b> is intended to be achieved and why height limits are increased by 20 metres within the control area.
Paul Smith Earthmoving Limited	204.6	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	Given the submitter's site adjoins NOSZ, considers it is difficult to achieve this policy which require the interface with the NOSZ maintain a "reasonable" standard of sunlight, and not "unreasonably" dominated by built form, where buildings up to 35m are allowed under GIZ-S2.	Provide clarification on what the "height specific control area" intends to achieve, and why height limits are increased by 20 metres within the control area.
Paul Smith Earthmoving Limited	204.7	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Considers an amendment to provide clarity on the interpretation, understanding and application of GIZ-S1.	Amend <b>GIZ-S1 Height in relation to boundary</b> to provide simplified parameters (i.e. 2.5m height + 45 degree angle).
Paul Smith Earthmoving Limited	204.8	NH – Natural Hazards	Rules	General	This overlay limits earthworks to 250m <sup>2</sup> within any calendar year. Buildings or extensions are permitted only if there is a flood risk certificate issued. The flood risk certificate must state that the activity is not on land within an overland flowpath or a high hazard area.	None specified.
Hilton Development Trust	205.1	Planning maps	Flood Assessment Overlay		Submitter opposes the Flood Assessment Overlay on 18 Hilton Highway, Oceanview and requests that it is removed from the planning maps as it relates to the site.	Remove the <b>Flood Assessment Area overlay</b> from 18 Hilton Highway, Oceanview Timaru.
					The Submitter considers that the property has never experienced a flooding issue and due to the topography of such an event is highly unlikely. The proposed District Plan does not provide a baseline to support the identification of flood risk.	

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						
Hilton Development Trust	205.2	Planning Maps	Sea Water Inundation Overlay		<p>Submitter opposes the Sea Inundation overlay on 18 Hilton Highway, Oceanview and requests that it is removed from the planning maps as it relates to the site.</p> <p>The proposed District Plan does not offer any evidence as to how the sea water inundation risk has been calculated. The most recent modelling includes that sea levels will have less than minor change in the next 50 and 100 year time frames.</p>	<p>Remove the <b>Sea Water Inundation overlay</b> from 18 Hilton Highway, Oceanview Timaru.</p> 
Hilton Development Trust	205.3	Planning Maps	Rezone		<p>Submitter opposes the zoning of General Residential Zone on 18 Hilton Highway as the property has an approved land use consent for commercial storage activities. Considers that based on the zone options in the Proposed District Plan that the most appropriate zone would be GIZ as it is the most compatible with the land use consent.</p>	<p>Rezone 18 Hilton Highway from General Residential Zone to <b>GIZ - General Industrial Zone.</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						
South Rangitata Reserve Inc	206.1	General	General	General	Considers the Plan should recognise that the huts at South Rangitata Reserve are fully developed. Concerned the Plan is silent on the application of existing use rights (sections 10, 10A and 20A of the RMA) and it is confusing if existing use rights under the RMA have precedence over the District Plan. The plan should reference how existing use rights apply and what the rules take precedence.	Amend the PDP, to clearly identify where existing use rights apply under section 10 and 10A of the RMA.
South Rangitata Reserve Inc	206.2	General	General	General	Questions where mutually agreed, orderly exit and relocation of huts are addressed in the PDP.  If a resident is a permanent resident, are they still considered to be part of the Holiday Hut Precinct? Do different rules apply to permanent residents under the plan?	Not specified.
South Rangitata Reserve Inc	206.3	OSZ - Open Space Zone	Rules	OSZ-R2 - Community activity, cultural activity and educational activity	The submitter seeks clarification on the activity status of 'non-complying' under OSZ-R2.2 and what this means given the Rangitata huts are gazetted for recreation purposes (such as the annual sports day and fishing competition).	Amend <b>OSZ-R2.2</b> for the Holiday Hut Precinct to ensure the non-complying status does not apply to any of the existing recreational activities at South Rangitata Reserve.
South Rangitata Reserve Inc	206.4	OSZ - Open Space Zone	Rules	OSZ-R10 Buildings and Structures	The Submitter seeks clarification what areas within the Rangitata Reserve restricted discretionary status applies under this rule. Submitter considers that if the entire reserve is identified as High Hazard Area, any buildings and structures within Reserve would be a non-complying activity which is too onerous. In this case, the submitter opposes this rule. The submitter considers a restricted discretionary status is more appropriate.	<ol style="list-style-type: none"> <li>1. Clarify which parts within the South Rangitata Reserve have a restricted discretionary status for existing uses, mitigation of risk and short term fixes;</li> <li>2. Amend so a non-complying status does not apply.</li> </ol>
South Rangitata Reserve Inc	206.5	OSZ - Open Space Zone	Standards	OSZ-S3 Height of buildings and structures	The height limit of 4m in the Holiday Hut Precinct is too limiting as some huts are greater than four metres and greater heights are required if existing use and flood mitigation	Amend <b>OSZ-S3</b> to allow for more flexibility for greater heights where existing huts are more than 4m in height or when raised floor levels are necessary for flood mitigation.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				(excluding fences)	measures are applied.	
South Rangitata Reserve Inc	206.6	OSZ - Open Space Zone	Standards	OSZ-S4 Setback of building and structures (excluding fences)	The submitter opposes this standard and notes that existing huts would not be setback 5m from the boundaries. Concerned the rule doesn't acknowledge the existing use rights and the way the huts were developed in the past.  [see original submission for full reasons]	Amend <b>OSZ-S4</b> to accommodate existing buildings and existing use rights and ability to utilise the hut site given size and location.
South Rangitata Reserve Inc	206.7	OSZ - Open Space Zone	Standards	OSZ-S6 Site coverage	The submitter opposes the site coverage standard as some existing sites would not meet this requirement and the area was developed without such rules. Considers the criteria should also include historical use of a site, owner's comfort, and enjoyment as well as public benefit.	Amend <b>OSZ-S6</b> to allow for existing use rights and to utilise the hut site given size and location.
South Rangitata Reserve Inc	206.8	CE - Coastal Environment	Rules	CE-R6 Land disturbance	The submitter considers there is a range of work that could be undertaken at the Rangitata Reserve that would prolong the life of the Huts. If this rule facilitates such works, the submitter supports this rule.	Supports <b>CE-R6</b> subject to clarification that a range of essential works within the Reserve are facilitated under this rule.
South Rangitata Reserve Inc	206.9	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	The submitter considers there need to be a planned approach involving affected parties to any mitigation measures. Concerned if this rule would result in a layer of costly bureaucracy especially for some minor works.	Supports <b>CE-R12</b> , but only on the basis it will not result in additional compliance costs.
South Rangitata Reserve Inc	206.10	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.  Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.  [Refer original submission for full reason]	Not specified.
South Rangitata Reserve Inc	206.11	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading	The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.  Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.  [Refer original submission for full reason]	Not specified.
South Rangitata Reserve Inc	206.12	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.  Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.  [Refer original submission for full reason]	Not specified.
South Rangitata	206.13	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.	Amend.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Reserve Inc					Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.  [Refer original submission for full reason]	
South Rangitata Reserve Inc	206.14	Planning Maps	Rezone		The submitter seeks the reserve immediate west of the reserve to be included in the Open Space Zone.	Rezone the land immediate west of the Reserve from GRUZ to OSZ.
Simmons Trustee Company Limited	207.1	Planning Maps	Rezone		Considers the properties at the northern urban boundary at and around Gleniti Road, Hadlow, Timaru [see Appendix A of the original submission for the complete list] are all rural residential in nature and are appropriate for rural residential development. These properties are similar character to the properties fronting Pages Road which have been included in the Future Development Areas FDA2, FDA9, and FDA10, and indeed some properties in FDA2 and FDA10 are more rural properties than residential in scale.  The properties comprise: <ul style="list-style-type: none"> <li>• Properties with frontage to the North side of Pages Road between Kellands Hill Road and Gleniti Golf Club.</li> <li>• Properties with frontage to the South Side of Gleniti Road i.e., from 5 Snowdon Road to 248 Gleniti Road.</li> <li>• 301-409 Gleniti Road. d) 7-23, 6-28 &amp; 40 Gladstone Road. e) 5 &amp; 29 Oakwood Road.</li> <li>• 6 Hadlow Road.</li> <li>• 10-102 Rosebrook Road.</li> </ul>	Seeks that the properties mentioned in the submission summary point and referred to in the full submission be, either: <ol style="list-style-type: none"> <li>1. Re-zoned from General Rural Zone to Rural Lifestyle Zone; or</li> <li>2. Rezone the properties at 5 Oakwood Road, 29 Oakwood Road and 301-311 Gleniti Road from General Rural Zone to Rural Lifestyle; or</li> <li>3. Include the properties at 5 Oakwood Road, 29 Oakwood Road and 301-311 Gleniti Road within the FDA10.</li> </ol>
					[Refer to original submission for full reason and list of properties].	
Simmons Trustee Company Limited	207.2	GRUZ - General Rural Zone	General	General	Considers the properties at the northern urban boundary at and around Gleniti Road, Hadlow, Timaru [see original submission for the complete list] are all rural residential in nature and are appropriate for rural residential development. These properties are similar character to the properties fronting Pages Road which have been included in the Future Development Areas FDA2, FDA9, and FDA10, and indeed some properties in FDA2 and FDA10 are more rural properties than residential in scale.  The properties comprise:	If the rezone change for properties at the northern urban boundary of Timaru at and around Gleniti Road, Hadlow [refer to Appendix A of the original submission for full property list] is not accepted, alternatively make the following amendments in respect to these properties: <ol style="list-style-type: none"> <li>1. Amend the General Rural Zone provisions to enable further development and intensification which includes further subdivision down to a scale consistent with Rural Lifestyle development, e.g. 5000m<sup>2</sup>; and</li> <li>2. Any other consequential amendments to the Proposed District Plan to give effect to the alternative forms of relief above. Potential amendments to the objectives and policies of the General Rural Zone include, but are not necessarily limited to: <ol style="list-style-type: none"> <li>a. Amendments to GRUZ-O2 and implementing Policies GRUZ-P2 and P8 to recognise that the character and qualities of the General Rural Zone include the area identified in this</li> </ol> </li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<ul style="list-style-type: none"> <li>Properties with frontage to the North side of Pages Road between Kellands Hill Road and Gleniti Golf Club.</li> <li>Properties with frontage to the South Side of Gleniti Road i.e., from 5 Snowdon Road to 248 Gleniti Road.</li> <li>301-409 Gleniti Road. d) 7-23, 6-28 &amp; 40 Gladstone Road. e) 5 &amp; 29 Oakwood Road.</li> <li>6 Hadlow Road.</li> <li>10-102 Rosebrook Road.</li> </ul> <p>[Refer to original submission for full reason and list of properties].</p>	<p>submission where there is a concentration of rural residential development that is compatible with the purpose of the Zone.</p> <p>b. The Objective, supporting Policies and rules should also recognise the degree of fragmentation inherent in these areas and acknowledge that they are suitable for additional rural residential scaled development without compromising the broader character and qualities of the Zone.</p>
Spark New Zealand Trading Limited	208.1	Description of the District	Infrastructure	General	Supports the Introduction which notes that the Timaru District contains Regionally Significant Infrastructure, which is specified as including telecommunication facilities.	Retain <b>Description of the District Infrastructure</b> as notified.
Spark New Zealand Trading Limited	208.2	Statutory Context	Relationship with Other Planning Documents	General	Supports the statement detailing that the Council is required to enforce any relevant National Environmental Standard, and that Plan rules may not duplicate National Environmental Standard provisions (unless specified).	Retain <b>Statutory Context Relationship with Other Planning Documents</b> as notified.
Spark New Zealand Trading Limited	208.3	Definitions	Definitions	Antenna	Supports the definition of Antenna as it is the NESTF definition.	Retain as notified.
Spark New Zealand Trading Limited	208.4	Definitions	Definitions	Cabinet	Supports the definition of Cabinet as it is the NESTF definition.	Retain as notified.
Spark New Zealand Trading Limited	208.5	Definitions	Definitions	Customer connection	Supports the definition of Customer Connection which clearly includes part or all of any structure, pipe, equipment or cable that relates to radio communication or telecommunication lines that connect a network utility to a premises for the purpose of providing service to a customer.	Retain as notified.
Spark New Zealand Trading Limited	208.6	Definitions	Definitions	Functional need	Supports the definition of Functional Need as it is the National Planning Standards definition.	Retain as notified.
Spark New Zealand Trading Limited	208.7	Definitions	Definitions	Height for network utility structure	Supports the definition of Height For Network Utility Structure as it clearly excludes ancillary utility equipment, omnidirectional 'whip' antennas, GPS antennas, earth peaks and lightning rods.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Spark New Zealand Trading Limited	208.8	Definitions	Definitions	Infrastructure	Considers the definition of Infrastructure is appropriate and is supported.	Retain as notified.
Spark New Zealand Trading Limited	208.9	Definitions	Definitions	Land disturbance	Supports the definition of Land Disturbance as it clearly allows for disturbance that does not permanently alter the profile, contour, or height of the land, e.g., trenching.	Retain as notified.
Spark New Zealand Trading Limited	208.10	Definitions	Definitions	Lifeline utilities	Supports the definition of Lifeline Utilities as it is the Civil Defence Emergency Management Act 2002 definition, and clearly includes telecommunication.	Retain as notified.
Spark New Zealand Trading Limited	208.11	Definitions	Definitions	Maintenance	Considers the definition is clear as to what is within the ambit of maintenance.	Retain as notified.
Spark New Zealand Trading Limited	208.12	Definitions	Definitions	Network utility	Considers the definition makes it clear what a Network Utility is, linking it to the definition of Network Utility Operator in the RMA.	Retain as notified.
Spark New Zealand Trading Limited	208.13	Definitions	Definitions	Network utility operator	Supports the definition of Network Utility Operator as it is the RMA definition of Network Utility Operator.	Retain as notified.
Spark New Zealand Trading Limited	208.14	Definitions	Definitions	Operational need	Supports the definition of Operational Need as it is the National Planning Standards definition.	Retain as notified.
Spark New Zealand Trading Limited	208.15	Definitions	Definitions	Pole [in relation to infrastructure and energy]	Considers lattice structures should be provided for within the definition, on the basis that the NESTF definition of pole clearly provides for these.	Amend the definition of <b>Pole [in relation to infrastructure and energy]</b> as follows:  <i>In relation to Energy and infrastructure chapter, means a <del>non-lattice</del> structure that supports conductors, lines, cables, antennas, lights or cameras, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guywires.</i>
Spark New Zealand Trading Limited	208.16	Definitions	Definitions	Regionally significant infrastructure	Considers that the Telecommunications Act 2001 definition of telecommunications service, should be used in the PDP instead of telecommunication facility, given it is statutorily defined.	Amend the definition of <b>Regionally Significant Infrastructure</b> as follows:  <b>Regionally Significant Infrastructure is:</b>  <i>a. Strategic land transport network and arterial roads</i>  <i>b. Timaru Airport</i>  <i>c. Port of Timaru</i>  <i>d. Telecommunication <del>facilities services</del></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>e. National, regional and local renewable electricity generation activities of any scale</i>  [...]
Spark New Zealand Trading Limited	208.17	Definitions	Definitions	Repair	Supports the definition of Repair as it is clear as to what is within the ambit of repair.	Retain as notified.
Spark New Zealand Trading Limited	208.18	Definitions	Definitions	Replacement	Supports the definition of Replacement as it is clear as to what is within the ambit of repair.	Retain as notified.
Spark New Zealand Trading Limited	208.19	Definitions	Definitions	Reverse sensitivity	Notes that reverse sensitivity effects can occur on telecommunication companies, and this accurate definition of what those effects are, is supported.	Retain as notified.
Spark New Zealand Trading Limited	208.20	Definitions	Definitions	Self-contained power unit	Supports the definition of Self-Contained Power Unit as it is the NESTF definition.	Retain as notified.
Spark New Zealand Trading Limited	208.21	Definitions	Definitions	Small cell unit	Supports the definition of Small Cell Unit as it is the NESTF definition.	Retain as notified.
Spark New Zealand Trading Limited	208.22	Definitions	Definitions	Structure	Supports the definition of Structure as it is the RMA definition.	Retain as notified.
Spark New Zealand Trading Limited	208.23	Definitions	Definitions	Telecommunication kiosk	Not specified.	Retain as notified.
Spark New Zealand Trading Limited	208.24	Definitions	Definitions	Tower [in relation to energy and infrastructure chapter]	Notes that the definition of Tower conflicts with the definition of Pole in the NESTF. As a consequence of submission on the definition of Pole, the definition of Tower should also be amended so there is alignment between the PDP and NESTF is requested.  Alternatively, the definition of Tower can be deleted, and the definition of Pole solely relied on in the PDP, with effects of such structures controlled by permitted standards regarding pole height and pole diameter/width.	Amend the definition of <b>Tower [in relation to energy and infrastructure chapter]</b> as follows:  <i>In relation to Energy and Infrastructure chapter, means a steel-lattice structure that supports conductors, lines, cables or antennas (other than telecommunication equipment). A tower includes <del>the</del> foundations and hardware associated with the structure such as insulators, cross arms and guywires.</i>  OR  Delete the definition of <b>Tower [In Relation to Energy and Infrastructure Chapter]</b> in its entirety.
Spark New Zealand Trading Limited	208.25	Definitions	Definitions	Upgrading / Upgrade	Considers the definition should not include reference to Replacement as that term is separately defined in the PDP and therefore is a separate activity. The reference to Replacement should be deleted for clarity.	Amend the definition of <b>Upgrading/Upgrade</b> as follows:  <i>means the replacement, renewal or improvement of infrastructure that results in an increase in carrying capacity and size, but excludes replacement, repair and maintenance.</i>

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Spark New Zealand Trading Limited	208.26	Definitions	Definitions	New	Considers that a new definition of Line, being the Telecommunications Act 2001 definition, should be added to the PDP.	Add a new definition into the PDP as follows:  <b><u>Line</u></b>  <i><u>(a) means a wire or a conductor of any other k reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and</u></i>  <i><u>(b) includes</u></i>  <i><u>(i) any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and</u></i>  <i><u>(ii) any part of a line.</u></i>
Spark New Zealand Trading Limited	208.27	Definitions	Definitions	New	Considers that a definition of radio communication facilities is needed and should be a replica of the definition included in the Radio communications Act 1989.	Add a new definition into the PDP as follows:  <b><u>Radio Communications</u></b>  <i><u>has the same meaning as in the Radio communications Act 1989 (as set out in the box below) means any transmission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.</u></i>
Spark New Zealand Trading Limited	208.28	Abbreviations	Abbreviations	NESTF	Considers that the year that the NESTF was issued could be added for consistency with other NES's referenced in this section.	Amend the abbreviation for <b>NESTF</b> as follows:  <b><u>NESTF</u></b>  <b><u>National Environmental Standards for Telecommunication Facilities 2016.</u></b>
Spark New Zealand Trading Limited	208.29	National Environmental Standards	National environmental standards	National environmental standards (NESs)	Considers that the National Environmental Standards subsection of the National Direction Instruments section reinforces to plan users the discussion of National Environmental Standards under the Statutory Context subsection in the How the Plan Works.	Retain the <b>National Direction Instruments</b> section as notified.
Spark New Zealand Trading Limited	208.30	Regulations	Regulations	General	Supports the reference to the Resource Management (Network Utility Operations) Regulations 2016.	Retain <b>Regulations</b> as notified.
Spark New Zealand Trading Limited	208.31	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	Considers the objective should be widened to be infrastructure more generally, as more than sewer and water infrastructure is necessary to service rural lifestyle development. Such a change would also provide for better alignment between SD-O1 and SD-O8.	Amend <b>SD-O1</b> as follows:  <b><u>SD-O1 Residential Areas and Activities</u></b>  <i><u>i. There is sufficient residential development capacity [...]</u></i>  <i><u>ii. limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting <del>to reticulated sewer and water</del> infrastructure; and</u></i>  <i><u>[...]</u></i>
Spark New	208.32	SD - Strategic	Objectives	SD-O8	Supports that SD-O8 clearly seeks that the benefits of	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Zealand Trading Limited		Direction		Infrastructure	regionally significant infrastructure and lifeline utilities are provided for across the district.	
Spark New Zealand Trading Limited	208.33	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Considers it is unclear what 'efficient use of infrastructure' is. Submitter considers that a consolidated and integrated settlement pattern that is integrated with infrastructure is clearer and more appropriate.	Amend <b>UFD-O1</b> as follows:  <b>UFD-O1 Settlement Patterns</b>  <i>A consolidated and integrated settlement pattern that:</i>  <i>i. efficiently accommodates future growth and capacity[...];</i>  <i>ii. is integrated with <del>the efficient use of</del> infrastructure;</i>  <i>[...];</i>
Spark New Zealand Trading Limited	208.34	EI - Energy and Infrastructure	Introduction	The Infrastructure and Energy Chapter Introduction	Supports the statement 'in the case of conflict with any other provision in the District Plan, the NESETA and NESTF prevail'. But the submitter considers that similar direction should be provided on how the rules in the Energy and Infrastructure Chapter override the respective zone provisions. A reminder in the introduction is helpful.	Amend Introduction to the <b>Infrastructure and Energy Chapter</b> as follows:  <i>[...]</i>  <i>In the case of conflict with any other provision in the District Plan, the NESETA and NESTF prevail.</i>  <b><i>The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter.</i></b>
Spark New Zealand Trading Limited	208.35	EI - Energy and Infrastructure	Objectives	EI-O1 Regionally Significant Infrastructure	Considers the title of the objective should include lifeline utilities, given they are provided for in the body of the objectives.	Amend the title of <b>EI-O1</b> as follows:  <b><i>EI-O1 Regionally Significant Infrastructure <u>and Lifeline Utilities.</u></i></b>
Spark New Zealand Trading Limited	208.36	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	Considers there is a cross reference to the relevant objectives for the underlying zone which is inappropriate, as the Energy and Infrastructure chapter should be standalone, and the objectives in the zone chapters do not provide helpful guidance for the avoidance, remediation or mitigation of adverse effects from regionally significant infrastructure.	Amend <b>EI-O2</b> as follows:  <b><i>EI-O2 Adverse effects of Regionally Significant Infrastructure <u>and Lifeline Activities</u></i></b>  <i>The adverse effects of Regionally Significant Infrastructure and Lifeline Utilities:</i>  <i>1. are avoided in sensitive environments unless there is a functional or operational need for the infrastructure to be in that location, in which case they must be remedied or mitigated; and</i>  <i>2. are avoided, remedied or mitigated <del>to achieve the relevant objectives for the underlying zone in other areas.</del></i>
Spark New Zealand Trading Limited	208.37	EI - Energy and Infrastructure	Objectives	EI-O3 Adverse effects of other infrastructure	Considers the objective should not reference the relevant objectives for the underlying zone in other areas. Further, there can be a functional and operational need which requires consideration.	Amend <b>EI-O3</b> as follows:  <b><i>EI-O3 Adverse effects of other Infrastructure</i></b>  <i>1. are avoided on the identified characteristics and values of the sensitive environments the infrastructure is located within, <u>unless there is a functional or operational need for the infrastructure to be in that location, in which case they must be remedied or mitigated;</u> and</i>  <i>2. are avoided, remedied or mitigated <del>to achieve the relevant objectives for the underlying zone in</del></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>other areas.</i>
Spark New Zealand Trading Limited	208.38	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Considers that EI-O4 appropriately requires the recognition of reverse sensitivity effects on Regionally Significant Infrastructure and Lifeline Utilities.	Retain as notified.
Spark New Zealand Trading Limited	208.39	EI - Energy and Infrastructure	Policies	EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities	<p>Partly supports EI-P1 in that it recognises the benefits of RSI and Lifeline Utilities and allows for considerations of new technologies.</p> <p>Considers that Clause 2 is unnecessary. It is at times of emergency that lifeline utilities, in particular, should be operational.</p>	<p>Amend <b>EI-P1</b> as follows:</p> <p><b><i>EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities</i></b></p> <p><i>Recognise the benefits of Regionally Significant Infrastructure and Lifeline Utilities by:</i></p> <ol style="list-style-type: none"> <li><i>1. enabling their operation, maintenance, repair, upgrade, development</i></li> <li><i>2. enabling their removal during an emergency; and</i></li> <li><i>3. recognising their functional needs or operational needs;</i></li> </ol> <p>[...]</p>
Spark New Zealand Trading Limited	208.40	EI - Energy and Infrastructure	Policies	EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure	<p>Considers that:</p> <ol style="list-style-type: none"> <li>1. given EI-P2 directly discusses Regionally Significant Infrastructure and other infrastructure, it should also specifically mention lifeline utilities for consistency.</li> <li>2. it is not appropriate for the policy to seek that infrastructure be consistent with the character of an area.</li> </ol> <p>the policy should also recognise that it is not appropriate for all infrastructure to be placed underground.</p>	<p>Amend <b>EI-P2</b> as follows:</p> <p><b><i>EI-P2 Managing adverse effects of Regionally Significant Infrastructure, <u>Lifeline Utilities</u> and other infrastructure.</i></b></p> <ol style="list-style-type: none"> <li><i>1. Provide for Regionally Significant Infrastructure, <u>lifeline utilities</u> and other infrastructure where any adverse effects are appropriately managed by:</i> <ol style="list-style-type: none"> <li><i>a. [...]; and</i></li> <li><i>b. controlling the height, bulk and location of Regionally Significant Infrastructure and other infrastructure, <del>consistent with</del> <u>to complement</u> the role, function, character and identified qualities of the underlying zone; and</i></li> <li><i>c. [...]</i></li> <li><i>d. requiring the undergrounding of network <u>utilities utility lines</u> in new areas of urban development; and</i></li> <li><i>e. [...]</i></li> <li><i>f. [...]</i></li> <li><i>g. requiring other infrastructure to adopt sensitive design to integrate within the site, existing built form and/or landform and to <del>maintain</del> <u>complement</u> the character and qualities of the surrounding area;</i></li> </ol> </li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>while:</p> <p>2. recognising the functional or operational need of Regionally Significant Infrastructure, <u>lifeline utilities</u> and other infrastructure activities, and having regard to:</p> <p>[...]</p>
Spark New Zealand Trading Limited	208.41	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	Supports the policy that appropriately provides direction for reverse sensitivity effects management on regionally significant infrastructure and lifeline utilities.	Retain as notified.
Spark New Zealand Trading Limited	208.42	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R1 Maintenance and repair, or removal of infrastructure not otherwise addressed by another rule in this chapter	Considers it is necessary to permit the maintenance, repair and removal of infrastructure.	Retain as notified.
Spark New Zealand Trading Limited	208.43	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R2 Upgrading of underground infrastructure, not otherwise addressed by another rule in this chapter	Considers it is necessary to permit the upgrading of underground infrastructure. It is noted that EW-R1 does not apply to earthworks for infrastructure permitted in the Energy and Infrastructure chapter. This is appropriate.	Retain as notified.
Spark New Zealand Trading Limited	208.44	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R3 New underground infrastructure (including customers connections) not otherwise addressed by another rule in this chapter	Considers that permitting the installation of new underground infrastructure is necessary.	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			chapter)			
Spark New Zealand Trading Limited	208.45	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R4 Upgrading of above ground network utilities not otherwise addressed by another rule in this chapter	Considers that permitting the upgrading of above ground infrastructure is necessary.	Retain as notified.
Spark New Zealand Trading Limited	208.46	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R5 Vehicle access tracks for network utilities, including ancillary access tracks	Considers that permitting vehicle access tracks for network utilities is appropriate. The sub-clauses of the rule provide for an appropriate track, and the matters of discretion are appropriate.	Retain as notified.
Spark New Zealand Trading Limited	208.47	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R6 Above ground customer connections	Considers that permitting above ground customer connections in all zones is appropriate, and limiting the number of poles in more densely populated zone types is supported.	Retain as notified.
Spark New Zealand Trading Limited	208.48	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this	EI-R7 Temporary network utilities, including generators	Supports the permitting temporary network utilities for a period of up to 12 months operation.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			chapter)			
Spark New Zealand Trading Limited	208.49	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R9 New network utilities within existing fully enclosed buildings	Supports that new network utilities enclosed within existing buildings are permitted.	Retain as notified.
Spark New Zealand Trading Limited	208.50	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R10 Navigational aids, sensing and environmental monitoring equipment (including air	Telecommunications by facilitating the “Internet of Things” (IoT) describes physical objects with sensors, processing ability, software and other technologies that connect and exchange data with other devices and systems over the internet. Matters such as sensing and environmental monitoring are supported.	Retain as notified.
				quality and meteorological)		
Spark New Zealand Trading Limited	208.51	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R13 New overhead telecommunication s lines and associated support structures excluding customer connections	<p>Considers permitting new overhead lines in the general rural, general industrial and port zone is appropriate.</p> <p>Considers these zone types should be expanded to include commercial and mixed-use zones, as these zones tend to have larger buildings which comfortably assimilate overhead lines.</p> <p>The matters of discretion are appropriate.</p>	<p>Amend EI-R13 as follows:</p> <p><b><i>EI-R13 New overhead telecommunications lines and associated support structures excluding customer connections.</i></b></p> <p><b><i>1. General Rural Zone, General Industrial Zone Port Zone <u>and Commercial and Mixed-Use Zones</u></i></b></p> <p><b><i>Activity Status: Permitted</i></b></p> <p><b><i>[...]</i></b></p> <p><b><i>2. All Zones other than the General Rural Zone, General Industrial Zone, <del>and</del> Port Zone <u>and Commercial and Mixed-Use Zones</u></i></b></p> <p><b><i>Activity Status: Restricted Discretionary</i></b></p> <p><b><i>[...]</i></b></p>
Spark New Zealand	208.52	EI - Energy and Infrastructure	Rules Section A -	EI-R14 Telecommunicatio	Support the permitted activity status in all zones.	Amend EI-R14 as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Trading Limited			Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	ns kiosk	<p>Considers Clause 2 should be amended so that setbacks only apply to side and rear boundaries.</p> <p>As notified, a telecommunication kiosk is permitted in legal road without the need for setbacks. This is supported.</p> <p>However, it does mean such a structure can be established with no setback from the front boundary in legal road, but if it were to be on the other side of that boundary it would require a 2m setback. This should be aligned as per the relief sought.</p>	<p><b>EI-R14 Telecommunications kiosk</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>[...]</p> <p><b>PER-2</b></p> <p><i>If not located within a road reserve, the telecommunication kiosk is setback no less than 2m from all <u>side and rear</u> site boundaries; and</i></p> <p>[...]</p>
Spark New Zealand Trading Limited	208.53	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R15 Telecommunications or radio communication activities (not otherwise listed in rules EI-R15 to EI-R22 and not regulated by the NESTF)	Supports the catch all rule with some minor amendments to allow a better 'fit' with existing telecommunications componentry.	<p>Amend EI-R15 as follows:</p> <p><b>EI-R15 Telecommunications or radio communication activities</b></p> <p><b><u>All Zones Residential, Commercial and Mixed Use, General Industrial, Open Space and Recreation and Special Purpose Zones</u></b></p> <p><b>Activity status: Permitted</b></p>
						<p><b>Where:</b></p> <p><b>PER-1</b></p> <p>[...]</p> <p><b>PER-2</b></p> <p>A panel antenna:</p> <p>1. does not exceed a width of <del>0.7</del> <u>0.9</u> metres; and</p> <p>2. when in a road reserve, fits within an envelope of 3.5 metres in length and <del>0.7</del> <u>0.9</u> metres in width; and</p> <p>[...]</p>
Spark New Zealand Trading Limited	208.54	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure	EI-R16 Small cell units	Supports permitting small cell units in all zones.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			ure Activities (not listed in other Sections of this chapter)			
Spark New Zealand Trading Limited	208.55	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R17 Other network utilities (including network utility buildings and enclosed substations)	Supports the rule for new buildings/structures not otherwise addressed. However, considers the footprint should be consistent with the underlying zone provisions in the manner that setback and height in relation to boundary standards is under PER-1.	Amend <b>EI-R17</b> as follows:  <b>EI-R17 Other network utilities (including network utility buildings and enclosed substations)</b>  <b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  <i>The building or structure complies with the building height for network utility structures, setback, <u>footprint or site coverage (whichever is relevant)</u> and height in relation to boundary standards for the zone; and</i>  <b>PER-2</b>  <i>The building or structure does not exceed a maximum footprint of:</i>  <i>1. 20m<sup>2</sup> in a Residential Zone or Open Space and Recreation Zone; or</i>  <i>2. 50m<sup>2</sup> in any other zone, except the General Industrial Zone, which has no maximum footprint; and</i>  <b>PER-3</b>  <i>EI-S1 is complied with.</i>
Spark New Zealand Trading Limited	208.56	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R19 Network utilities generating radiofrequency fields	Considers that EI-R19 aligns with the radiofrequency regulations of the NESTF.	Retain as notified.
Spark New Zealand Trading	208.57	EI - Energy and Infrastructure	Rules Section A - Rules for	EI-R21 Telecommunications lines, cabinets,	Supports Rule EI-R21 that provides clarity for any NESTF regulated activities which cannot meet the permitted regulations of that document.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited			Energy and Infrastructure Activities (not listed in other Sections of this chapter)	poles and new antennas regulated by the NESTF that do not meet the permitted activity standards in Regulations 20, 21,23, 27, 29, 31, 33, 35, or 37 of the NESTF and are not expressly listed as a controlled activity in Part 3 of the NESTF Regulations		
Spark New Zealand Trading Limited	208.58	EI - Energy and Infrastructure	Standards	EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and telecommunication s poles (including the combined height of poles and antenna)	Supports the permitted pole heights in all zones, being 5m above the permitted building height limit in the relevant zone. The standard title refers to poles and telecommunication poles. The definitions in the PDP do not differentiate. Therefore, considers the term telecommunication poles should be removed from the standard title.	Amend the title of <b>EI-S1</b> as follows:  <b><i>EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and <del>telecommunications poles</del> (including the combined height of poles and antenna)</i></b>
Spark New Zealand Trading Limited	208.59	EI - Energy and Infrastructure	Standards	EI-S2 Upgrading infrastructure	Supports EI-S2 that provides directive parameters for the permitted upgrading of infrastructure. The parameters are appropriate for telecommunications infrastructure and generally align with the NESTF.	Retain as notified.
Spark New Zealand Trading Limited	208.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.  The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	Amend <b>NH-O2</b> as follows:  <b><i>NH-O2 Regionally Significant Infrastructure (<del>excluding telecommunication infrastructure</del>)</i></b>  <i>Regionally Significant Infrastructure (<del>excluding telecommunication infrastructure</del>) is located outside of high hazard areas where practicable.</i>
Spark New Zealand Trading Limited	208.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.	Amend <b>NH-P5</b> as follows:  <b><i>NH-P5 Subdivision and Regionally Significant Infrastructure (<del>excluding telecommunication infrastructure</del>) in Liquefaction Awareness Areas</i></b>  <i>Require subdivision and Regionally Significant Infrastructure (<del>excluding telecommunication</del></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	<i>infrastructure</i> in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.
Spark New Zealand Trading Limited	208.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.  The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	Amend <b>NH-P6</b> as follows:  <b><i>NH-P6 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Earthquake Fault Awareness Areas</i></b>  <i>Require subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.</i>
Spark New Zealand Trading Limited	208.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.  The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of	Amend <b>NH-P11</b> as follows:  <b><i>NH-P11 Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Natural Hazard Areas</i></b>  <i>Only allow Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Natural Hazard Areas where:</i>
					Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	[...]
Spark New Zealand Trading Limited	208.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.  The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	Amend the title of <b>NH- R5</b> as follows:  <b><i>Regionally Significant Infrastructure (excluding telecommunication infrastructure) - maintenance, replacement and upgrading.</i></b>
Spark New Zealand Trading Limited	208.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.	Amend <b>NH-R6</b> as follows:  <b><i>NH-R6 Regionally Significant Infrastructure (excluding telecommunication infrastructure) New</i></b>  [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				NH-R6.1 does not apply if: [...]	The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	
Spark New Zealand Trading Limited	208.66	HH - Historic Heritage	Policies	HH-P3 Benefits of active protection and use of Historic Heritage Items	Telecommunications can provide for the adaptive reuse of historic heritage items.	Retain as notified.
Spark New Zealand Trading Limited	208.67	HH - Historic Heritage	Rules	New	Considers that a new rule is needed to ensure that customer connections to heritage buildings are permitted, as opposed to falling under HH-R14 and require restricted discretionary consent.  Please note, the wording proposed is the wording which has been agreed with Heritage New Zealand in other instances.	Add a new rule as follows:  <b><u>HH-RX Customer connections to Historic Heritage Items</u></b>  <b><u>Activity Status: Permitted</u></b>  <b><u>Where:</u></b>  <b><u>PER-1</u></b> <b><u>Customer connections to heritage resources identified in SCHED3 - Schedule of Historic Heritage Items where the customer connection shall not be attached to a primary feature or front façade of the heritage building or structure.</u></b>  <b><u>Activity status where not achieved: Controlled</u></b>
Spark New Zealand Trading Limited	208.68	TREES - Notable Trees	Rules	TREES-R1 Minor pruning and trimming of branches	Considers the rule should be amended so the obligations established in the Telecommunications Act 2001 and the Electricity (Hazards from Trees) Regulations 2003 are met.	Amend <b>TREES-R1</b> as follows:  <b><u>TREES-R1 Minor pruning and trimming of branches less than 50mm diameter associated with the maintenance of Notable Trees</u></b>  <b><u>Activity status: Permitted</u></b>  <b><u>Where:</u></b>  <b><u>PER-1</u></b>  <b><u>It involves minor pruning and trimming of branches in the bottom third of the notable tree only and is undertaken using non-mechanical means only (handsaw, secateurs or loppers).</u></b>  1. The maximum branch diameter must not exceed 50mm at severance.  2. No more than 10 per cent of live growth of the tree may be removed in any one calendar year.  3. The works must meet best arboricultural practice.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>All trimming or alteration must retain the natural shape, form and branch habit of the tree.</i>
Spark New Zealand Trading Limited	208.69	TREES - Notable Trees	Rules	TREES-R3 New activity and development within the root protection area of a notable tree	Concerned the rule does not allow for minor excavations. Considers it is unclear if PER-1.1 allows for suitable provision for minor works within the root protection area of notable trees consistent with the Auckland Unitary Plan.	<p>Amend <b>TREES-R3</b> as follows:</p> <p><b>TREES-R3 New activity and development within the root protection area of a notable tree</b></p> <p><b>Activity Status:</b></p> <p><b>Permitted Where:</b></p> <p><b>PER-1</b></p> <p><u>1. Excavation must be undertaken by drilling machines at a depth of 1m or greater, hand-digging, air spade, or hydro vac, within the root protection area.</u></p> <p><u>2. The surface area of a single excavation must not exceed 1m<sup>2</sup>.</u></p> <p><u>3. Works involving root pruning must not be on roots greater than 35mm in diameter at severance.</u></p> <p><u>4. Works must not disturb more than 10 per cent of the protected root zone.</u></p> <p><u>5. Any machines used must operate on top of paved surfaces and/or ground protection measures.</u></p> <p><u>6. Any machines used must be fitted with a straight blade bucket.</u></p> <p><u>7. All works must be undertaken under the direction of a qualified arborist.</u></p> <p><b>AND</b></p> <p>The activity or development is not for any of the following:</p> <p><del>1. any earthworks including trenching; or</del></p> <p><del>2. establishment of new impervious surface; or</del></p> <p><del>3. new buildings; or</del></p> <p><del>4. new <b>above ground</b> structures including fences and signs (temporary and permanent).</del></p>
Spark New Zealand Trading Limited	208.70	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P2 Appropriate indigenous vegetation clearance in significant natural areas	Supports the PDP recognises that indigenous vegetation clearance in SNAs when it is causing danger to infrastructure is appropriate.	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Spark New Zealand Trading Limited	208.71	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P5 Protection of Significant Natural Areas	Supports the PDP recognises that indigenous vegetation clearance in SNAs when it is causing danger to infrastructure is appropriate.	Retain as notified.
Spark New Zealand Trading Limited	208.72	NFL - Natural Features and Landscapes	Introduction	General	Supports the introduction as it is clear that the objectives and policies of the Energy and Infrastructure Chapter are applicable to any resource consent application sought for infrastructure in an ONL, ONF or VAL.	Retain as notified.
Spark New Zealand Trading Limited	208.73	Planning Maps	ONF overlay		Considers that roads should be excluded from the provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.	Amend the extent of the <b>ONF</b> overlay so it is clear that roads are not included within these areas.
Spark New Zealand Trading Limited	208.74	Planning Maps	ONL overlay		Considers that roads should be excluded from the provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.	Amend the extent of the <b>ONL</b> overlay so it is clear that roads are not included within these areas.
Spark New Zealand Trading Limited	208.75	Planning Maps	VAL overlay		Considers that roads should be excluded from provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.  Considers that Rural residential areas should be excluded from Visual Amenity Landscapes as they are defined as rural areas under the NESTF	<ol style="list-style-type: none"> <li>1. Amend the extent of the <b>VAL</b> overlay so it is clear that roads are not included within these areas.</li> <li>2. Amend the extent of the <b>VAL</b> to exclude any areas zoned for rural residential land use.</li> </ol>
Spark New Zealand Trading Limited	208.76	NFL - Natural Features and Landscapes	Rules	NFL-R3 Network utilities including associated earthworks	Supports the clarity that network utilities, including earthworks, are permitted in ONF, ONL and VAL overlays. It is noted that there are no permitted standards relating to the size of network utility infrastructure maintenance or upgrading. Consequently, it is assumed that the underlying zone provisions apply.	<p>Amend <b>NFL-R3</b> as follows:</p> <p><b><i>NFL-R3 Network utilities including associated earthwork</i></b></p> <p>[no amendments provided]</p>
Spark New Zealand Trading Limited	208.77	SUB - Subdivision	Objectives	SUB-O2 Infrastructure	Supports the objective that requires the integration of subdivision and infrastructure.	Retain <b>SUB-O2 Infrastructure</b> as notified.
Spark New Zealand Trading Limited	208.78	SUB - Subdivision	Objectives	New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	<p>Amend <b>SUB - Subdivision Chapter</b> to add a new objective, as follows:</p> <p><b><i>SUB-O[X] Reverse sensitivity.</i></b></p> <p><b><i>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</i></b></p>
Spark New Zealand Trading Limited	208.79	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports the policy which provides direction on reverse sensitivity.	Retain as notified.
Spark New Zealand	208.80	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Supports the policy requiring the integration of subdivision and infrastructure.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Trading Limited						
Spark New Zealand Trading Limited	208.81	SUB - Subdivision	Rules	SUB-R2 Subdivision that creates new allotments solely for the purpose of network utilities,	Supports the Controlled Activity status for new network utility allotments.	Retain as notified.
				the national grid or roads		
Spark New Zealand Trading Limited	208.82	SUB - Subdivision	Standards	SUB-S5 Electricity supply and telecommunication s	Considers all new subdivisions, regardless of zoning, should be required to provide a telecommunications connection. All new subdivisions within the Rural Lifestyle and urban zones should require a connection to an open access fiber network.	<p>Amend <b>SUB-S5</b> as follows:</p> <p><b><i>SUB-S5 Electricity supply and telecommunications</i></b></p> <p><b><i>All zones <del>except General Rural Zone</del></i></b></p> <p><i>All allotments, other than allotments for access, roads, utilities or reserves, must be provided with connections at the boundary of the net area of the allotment to an electricity supply and telecommunication <del>service system networks</del>, unless evidence is provided that a suitable alternative supply can be provided, and a consent notice is proposed alerting future purchasers.</i></p> <p><i><u>In all zones except General Rural, the connection to a telecommunication service must be through an open access fibre network. In the general rural zone the applicant shall provide written confirmation from a telecommunication network operator confirming that a telecommunications connection (fibre, mobile or wireless including satellite) can be provided to all new allotments and describing how this can be achieved.</u></i></p> <p><i><u>In all zones, at the time of subdivision, sufficient land for telecommunications, and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, consultation with telecommunications network utility operators will be required.</u></i></p> <p><i><u>All necessary easements for the protection of telecommunications network utility services must be duly granted and reserved.</u></i></p> <p><i>This standard does not apply to allotments for a utility, road, reserve or for access purposes.</i></p>
Spark New Zealand Trading Limited	208.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.
Spark New Zealand Trading Limited	208.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.
Spark New	208.85	CE - Coastal	Rules	CE-R8 Regionally	Supports that new regionally significant infrastructure in the	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Zealand Trading Limited		Environment		Significant Infrastructure - New	coastal environment (outside of the high natural character area overlay) is permitted.	
Spark New Zealand Trading Limited	208.86	EW - Earthworks	Introduction		Supports the introduction which exempts earthworks associated with infrastructure from the rules within this chapter.	Retain as notified.
Spark New Zealand Trading Limited	208.87	NOISE - Noise	Standards	Table 24 – Noise Performance Standards	Supports the permitted noise standards in Table 24 generally align with the NESTF.	Retain <b>NOISE - Noise Table 24</b> as notified.
Spark New Zealand Trading Limited	208.88	SIGN - Signs	Rules	SIGN-R4 Any signs not otherwise address in the Rules section of this chapter	Supports that Sign R4 clearly permits signs associated with network utilities.	Retain as notified.
Chorus New Zealand Limited	209.1	Description of the District	Infrastructure	General	Supports the Introduction which notes that the Timaru District contains Regionally Significant Infrastructure, which is specified as including telecommunication facilities.	Retain <b>Description of the District Infrastructure</b> notified.
Chorus New Zealand Limited	209.2	Statutory Context	Relationship with Other Planning Documents	General	Supports the statement detailing that the Council is required to enforce any relevant National Environmental Standard, and that Plan rules may not duplicate National Environmental Standard provisions (unless specified).	Retain <b>Statutory Context Relationship with Other Planning Documents</b> as notified.
Chorus New Zealand Limited	209.3	Definitions	Definitions	Antenna	Supports the definition of Antenna as it is the NESTF definition.	Retain as notified.
Chorus New Zealand Limited	209.4	Definitions	Definitions	Cabinet	Supports the definition of Cabinet as it is the NESTF definition.	Retain as notified.
Chorus New Zealand Limited	209.5	Definitions	Definitions	Customer connection	Supports the definition of Customer Connection which clearly includes part or all, of any structure, pipe, equipment or cable that relates to radio communication or telecommunication lines that connect a network utility to a premises for the purpose of providing service to a customer.	Retain as notified.
Chorus New Zealand Limited	209.6	Definitions	Definitions	Functional need	Supports the definition of Functional Need as it is the National Planning Standards definition.	Retain as notified.
Chorus New Zealand Limited	209.7	Definitions	Definitions	Height for network utility structure	Supports the definition of Height For Network Utility Structure as it clearly excludes ancillary utility equipment, omnidirectional 'whip' antennas, GPS antennas, earth peaks and lightning rods.	Retain as notified.
Chorus New Zealand Limited	209.8	Definitions	Definitions	Infrastructure	Considers the definition of Infrastructure is appropriate and is supported.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Chorus New Zealand Limited	209.9	Definitions	Definitions	Land disturbance	Supports the definition of Land Disturbance as it clearly allows for disturbance that does not permanently alter the profile, contour, or height of the land, e.g., trenching.	Retain as notified.
Chorus New Zealand Limited	209.10	Definitions	Definitions	Lifeline utilities	Supports the definition of Lifeline Utilities as it is the Civil Defence Emergency Management Act 2002 definition, and clearly includes telecommunication.	Retain as notified.
Chorus New Zealand Limited	209.11	Definitions	Definitions	Maintenance	Considers the definition is clear as to what is within the ambit of maintenance.	Retain as notified.
Chorus New Zealand Limited	209.12	Definitions	Definitions	Network utility	Considers the definition makes it clear what a Network Utility is, linking it to the definition of Network Utility Operator in the RMA.	Retain as notified.
Chorus New Zealand Limited	209.13	Definitions	Definitions	Network utility operator	Supports the definition of Network Utility Operator as it is the RMA definition of Network Utility Operator.	Retain as notified.
Chorus New Zealand Limited	209.14	Definitions	Definitions	Operational need	Supports the definition of Operational Need as it is the National Planning Standards definition.	Retain as notified.
Chorus New Zealand Limited	209.15	Definitions	Definitions	Pole [in relation to infrastructure and energy]	Considers lattice structures should be provided for within the definition, on the basis that the NESTF definition of pole clearly provides for these.	Amend the definition of <b>Pole [in relation to infrastructure and energy]</b> as follows:  <i>In relation to Energy and infrastructure chapter, means a <del>non-lattice</del> structure that supports conductors, lines, cables, antennas, lights or cameras, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guywires.</i>
Chorus New Zealand Limited	209.16	Definitions	Definitions	Regionally significant infrastructure	Considers that the Telecommunications Act 2001 definition of telecommunications service, should be used in the PDP instead of telecommunication facility, given it is statutorily defined.	Amend the definition of <b>Regionally Significant Infrastructure</b> as follows:  <b><i>Regionally Significant Infrastructure is:</i></b>  <i>a. Strategic land transport network and arterial roads</i>  <i>b. Timaru Airport</i>  <i>c. Port of Timaru</i>  <i>d. Telecommunication <del>facilities</del> services</i>  <i>e. National, regional and local renewable electricity generation activities of any scale</i>  <i>[...]</i>
Chorus New Zealand Limited	209.17	Definitions	Definitions	Repair	Supports the definition of Repair as it is clear as to what is within the ambit of repair.	Retain as notified.
Chorus New Zealand Limited	209.18	Definitions	Definitions	Replacement	Supports the definition of Replacement as it is clear as to what is within the ambit of repair.	Retain as notified.
Chorus New Zealand	209.19	Definitions	Definitions	Reverse sensitivity	Notes that reverse sensitivity effects can occur on telecommunication companies, and this accurate definition of	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited					what those effects are, is supported.	
Chorus New Zealand Limited	209.20	Definitions	Definitions	Self-contained power unit	Supports the definition of Self-Contained Power Unit as it is the NESTF definition.	Retain as notified.
Chorus New Zealand Limited	209.21	Definitions	Definitions	Small cell unit	Supports the definition of Small Cell Unit as it is the NESTF definition.	Retain as notified.
Chorus New Zealand Limited	209.22	Definitions	Definitions	Structure	Supports the definition of Structure as it is the RMA definition.	Retain as notified.
Chorus New Zealand Limited	209.23	Definitions	Definitions	Telecommunication kiosk	Not specified.	Retain as notified.
Chorus New Zealand Limited	209.24	Definitions	Definitions	Tower [in relation to energy and infrastructure chapter]	Notes that the definition of Tower conflicts with the definition of Pole in the NESTF. As a consequence of submission on the definition of Pole, the definition of Tower should also be amended so there is alignment between the PDP and NESTF is requested.  Alternatively, the definition of Tower can be deleted, and the definition of Pole solely relied on in the PDP, with effects of	Amend the definition of <b>Tower [in relation to energy and infrastructure chapter]</b> as follows:  <i>In relation to Energy and Infrastructure chapter, means a steel-lattice structure that supports conductors, lines, cables or antennas <u>(other than telecommunication equipment)</u>. A tower includes <del>it</del> the foundations and hardware associated with the structure such as insulators, cross arms and guywires.</i>
					such structures controlled by permitted standards regarding pole height and pole diameter/width.	OR  Delete the definition of <b>Tower [In Relation to Energy and Infrastructure Chapter]</b> in its entirety.
Chorus New Zealand Limited	209.25	Definitions	Definitions	Upgrading / Upgrade	Considers the definition should not include reference to Replacement as that term is separately defined in the PDP and therefore is a separate activity. The reference to Replacement should be deleted for clarity.	Amend the definition of <b>Upgrading/Upgrade</b> as follows:  <i>means the <u>replacement</u>, renewal or improvement of infrastructure that results in an increase in carrying capacity <u>and size</u>, but excludes <u>replacement</u>, repair and maintenance.</i>
Chorus New Zealand Limited	209.26	Definitions	Definitions	New	Considers that a new definition of Line, being the Telecommunications Act 2001 definition, should be added to the PDP.	Add a new definition into the PDP as follows:  <b><u>Line</u></b>  <i><u>(a) means a wire or a conductor of any other k reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and</u></i>  <i><u>(b) includes</u></i>  <i><u>(i) any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and</u></i>  <i><u>(ii) any part of a line.</u></i>
Chorus New Zealand Limited	209.27	Definitions	Definitions	New	Considers that a definition of radio communication facilities is needed and should be a replica of the definition included in the Radio communications Act 1989.	Add a new definition into the PDP as follows:  <b><u>Radio Communications</u></b>

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						<i>has the same meaning as in the Radio communications Act 1989 (as set out in the box below) means any transmission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.</i>
Chorus New Zealand Limited	209.28	Abbreviations	Abbreviations	NESTF	Considers that the year that the NESTF was issued could be added for consistency with other NES's referenced in this section.	Amend the abbreviation for <b>NESTF</b> as follows:  <b>NESTF</b>  <b>National Environmental Standards for Telecommunication Facilities 2016.</b>
Chorus New Zealand Limited	209.29	National Environmental Standards	National environmental standards	National environmental standards (NESs)	Considers that the National Environmental Standards subsection of the National Direction Instruments section reinforces to plan users the discussion of National Environmental Standards under the Statutory Context subsection in the How the Plan Works.	Retain the <b>National Direction Instruments</b> section as notified.
Chorus New Zealand Limited	209.30	Regulations	Regulations	General	Supports the reference to the Resource Management (Network Utility Operations) Regulations 2016.	Retain <b>Regulations</b> as notified.
Chorus New Zealand Limited	209.31	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	Considers the objective should be widened to be infrastructure more generally, as more than sewer and water infrastructure is necessary to service rural lifestyle development. Such a change would also provide for better alignment between SD-O1 and SD-O8.	Amend <b>SD-O1</b> as follows:  <b>SD-O1 Residential Areas and Activities</b>  <i>i. There is sufficient residential development capacity [...]</i>  <i>ii. limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting <del>to reticulated sewer and water</del> infrastructure; and</i>  <i>[...]</i>
Chorus New Zealand Limited	209.32	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Supports that SD-O8 clearly seeks that the benefits of regionally significant infrastructure and lifeline utilities are provided for across the district.	Retain as notified.
Chorus New Zealand Limited	209.33	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Considers it is unclear what 'efficient use of infrastructure' is. Submitter considers that a consolidated and integrated settlement pattern that is integrated with infrastructure is clearer and more appropriate.	Amend <b>UFD-O1</b> as follows:  <b>UFD-O1 Settlement Patterns</b>  <i>A consolidated and integrated settlement pattern that:</i>  <i>i. efficiently accommodates future growth and capacity[...];</i>  <i>ii. is integrated with <del>the efficient use of</del> infrastructure;</i>  <i>[...]</i>
Chorus New Zealand Limited	209.34	EI - Energy and Infrastructure	Introduction	The Infrastructure and Energy Chapter Introduction	Supports the statement 'in the case of conflict with any other provision in the District Plan, the NESETA and NESTF prevail'. But the submitter considers that similar direction should be provided on how the rules in the Energy and Infrastructure	Amend Introduction to the <b>Infrastructure and Energy Chapter</b> as follows:  <i>[...]</i>

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					Chapter override the respective zone provisions. A reminder in the introduction is helpful.	<i>In the case of conflict with any other provision in the District Plan, the NESETA and NESTF prevail.</i>  <i><u>The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter.</u></i>
Chorus New Zealand Limited	209.35	EI - Energy and Infrastructure	Objectives	EI-O1 Regionally Significant Infrastructure	Considers the title of the objective should include lifeline utilities, given they are provided for in the body of the objectives.	Amend the title of <b>EI-O1</b> as follows:  <b><i>EI-O1 Regionally Significant Infrastructure <u>and Lifeline Utilities.</u></i></b>
Chorus New Zealand Limited	209.36	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	Considers there is a cross reference to the relevant objectives for the underlying zone which is inappropriate, as the Energy and Infrastructure chapter should be standalone, and the objectives in the zone chapters do not provide helpful guidance for the avoidance, remediation or mitigation of adverse effects from regionally significant infrastructure.	Amend <b>EI-O2</b> as follows:  <b><i>EI-O2 Adverse effects of Regionally Significant Infrastructure <u>and Lifeline Activities</u></i></b>  <i>The adverse effects of Regionally Significant Infrastructure and Lifeline Utilities:</i>  <i>1. are avoided in sensitive environments unless there is a functional or operational need for the infrastructure to be in that location, in which case they must be remedied or mitigated; and</i>  <i>are avoided, remedied or mitigated <u>to achieve the relevant objectives for the underlying zone</u> in other areas.</i>
Chorus New Zealand Limited	209.37	EI - Energy and Infrastructure	Objectives	EI-O3 Adverse effects of other infrastructure	Considers the objective should not reference the relevant objectives for the underlying zone in other areas. Further, there can be a functional and operational need which requires consideration.	Amend <b>EI-O3</b> as follows:  <b><i>EI-O3 Adverse effects of other Infrastructure</i></b>  <i>1. are avoided on the identified characteristics and values of the sensitive environments the infrastructure is located within, <u>unless there is a functional or operational need for the infrastructure to be in that location, in which case they must be remedied or mitigated;</u> and</i>  <i>are avoided, remedied or mitigated <u>to achieve the relevant objectives for the underlying zone</u> in other areas.</i>
Chorus New Zealand Limited	209.38	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Considers that EI-O4 appropriately requires the recognition of reverse sensitivity effects on Regionally Significant Infrastructure and Lifeline Utilities.	Retain as notified.
Chorus New Zealand Limited	209.39	EI - Energy and Infrastructure	Policies	EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities	Partly supports EI-P1 in that it recognises the benefits of RSI and Lifeline Utilities and allows for considerations of new technologies.  Considers that Clause 2 is unnecessary. It is at times of emergency that lifeline utilities, in particular, should be operational.	Amend <b>EI-P1</b> as follows:  <b><i>EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities</i></b>  <i>Recognise the benefits of Regionally Significant Infrastructure and Lifeline Utilities by:</i>  <i>1. enabling their operation, maintenance, repair, upgrade, development</i>  <i>2. <u>enabling their removal during an emergency; and</u></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						3. recognising their functional needs or operational needs;  [...]
Chorus New Zealand Limited	209.40	EI - Energy and Infrastructure	Policies	EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure	<p>Considers that:</p> <ol style="list-style-type: none"> <li>1. given EI-P2 directly discusses Regionally Significant Infrastructure and other infrastructure, it should also specifically mention lifeline utilities for consistency.</li> <li>2. it is not appropriate for the policy to seek that infrastructure be consistent with the character of an area.</li> </ol> <p>the policy should also recognise that it is not appropriate for all infrastructure to be placed underground.</p>	<p>Amend EI-P2 as follows:</p> <p><b>EI-P2 Managing adverse effects of Regionally Significant Infrastructure, <u>Lifeline Utilities</u> and other infrastructure.</b></p> <ol style="list-style-type: none"> <li>1. Provide for Regionally Significant Infrastructure, <u>lifeline utilities</u> and other infrastructure where any adverse effects are appropriately managed by: <ol style="list-style-type: none"> <li>a. [...]; and</li> <li>b. controlling the height, bulk and location of Regionally Significant Infrastructure and other infrastructure, <del>consistent with</del> <u>to complement</u> the role, function, character and identified qualities of the underlying zone; and</li> <li>c. [...]</li> <li>d. requiring the undergrounding of network <u>utilities utility lines</u> in new areas of urban development; and</li> <li>e. [...]</li> <li>f. [...]</li> <li>g. requiring other infrastructure to adopt sensitive design to integrate within the site, existing built form and/or landform and to <del>maintain</del> <u>complement</u> the character and qualities of the surrounding area;</li> </ol> </li> </ol> <p>while:</p> <ol style="list-style-type: none"> <li>2. recognising the functional or operational need of Regionally Significant Infrastructure, <u>lifeline utilities</u> and other infrastructure activities, and having regard to:</li> </ol> <p>[...]</p>
Chorus New Zealand Limited	209.41	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	Supports the policy that appropriately provides direction for reverse sensitivity effects management on regionally significant infrastructure and lifeline utilities.	Retain as notified.
Chorus New Zealand Limited	209.42	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastruct	EI-R1 Maintenance and repair, or removal of infrastructure not otherwise	Considers it is necessary to permit the maintenance, repair and removal of infrastructure.	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			ure Activities (not listed in other Sections of this chapter)	addressed by another rule in this chapter		
Chorus New Zealand Limited	209.43	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R2 Upgrading of underground infrastructure, not otherwise addressed by another rule in this chapter	Considers it is necessary to permit the upgrading of underground infrastructure. It is noted that EW-R1 does not apply to earthworks for infrastructure permitted in the Energy and Infrastructure chapter. This is appropriate.	Retain as notified.
Chorus New Zealand Limited	209.44	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R3 New underground infrastructure (including customers connections) not otherwise addressed by another rule in this chapter	Considers that permitting the installation of new underground infrastructure is necessary.	Retain as notified.
Chorus New Zealand Limited	209.45	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R4 Upgrading of above ground network utilities not otherwise addressed by another rule in this chapter	Considers that permitting the upgrading of above ground infrastructure is necessary.	Retain as notified.
Chorus New Zealand Limited	209.46	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure	EI-R5 Vehicle access tracks for network utilities, including ancillary access tracks	Considers that permitting vehicle access tracks for network utilities is appropriate. The sub-clauses of the rule provide for an appropriate track, and the matters of discretion are appropriate.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			ure Activities (not listed in other Sections of this chapter)			
Chorus New Zealand Limited	209.47	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R6 Above ground customer connections	Considers that permitting above ground customer connections in all zones is appropriate, and limiting the number of poles in more densely populated zone types is supported.	Retain as notified.
Chorus New Zealand Limited	209.48	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R7 Temporary network utilities, including generators	Supports the permitting temporary network utilities for a period of up to 12 months operation.	Retain as notified.
Chorus New Zealand Limited	209.49	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R9 New network utilities within existing fully enclosed buildings	Supports that new network utilities enclosed within existing buildings are permitted.	Retain as notified.
Chorus New Zealand Limited	209.50	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure	EI-R10 Navigational aids, sensing and environmental monitoring equipment	Telecommunications by facilitating the "Internet of Things" (IoT) describes physical objects with sensors, processing ability, software and other technologies that connect and exchange data with other devices and systems over the internet. Matters such as sensing and environmental	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			ure Activities (not listed in other Sections of this chapter)	(including air quality and meteorological)	monitoring are supported.	
Chorus New Zealand Limited	209.51	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastruct ure Activities (not listed in other Sections of this chapter)	EI-R13 New overhead telecommunication s lines and associated support structures excluding customer connections	Considers permitting new overhead lines in the general rural, general industrial and port zone is appropriate.  Considers these zone types should be expanded to include commercial and mixed-use zones, as these zones tend to have larger buildings which comfortably assimilate overhead lines.  The matters of discretion are appropriate.	Amend EI-R13 as follows:  <b><i>EI-R13 New overhead telecommunications lines and associated support structures excluding customer connections.</i></b>  <b><i>1. General Rural Zone, General Industrial Zone Port Zone <u>and Commercial and Mixed-Use Zones</u></i></b>  <b><i>Activity Status: Permitted</i></b>  [...]  <b><i>2. All Zones other than the General Rural Zone, General Industrial Zone, <u>and</u> Port Zone <u>and</u> Commercial and Mixed-Use Zones</i></b>  <b><i>Activity Status: Restricted Discretionary</i></b>  [...]
Chorus New Zealand Limited	209.52	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastruct ure Activities (not listed in other Sections of this chapter)	EI-R14 Telecommunicatio ns kiosk	Support the permitted activity status in all zones.  Considers Clause 2 should be amended so that setbacks only apply to side and rear boundaries.	Amend EI-R14 as follows:  <b><i>EI-R14 Telecommunications kiosk</i></b>
			Sections of this chapter)		As notified, a telecommunication kiosk is permitted in legal road without the need for setbacks. This is supported.  However, it does mean such a structure can be established with no setback from the front boundary in legal road, but if it were to be on the other side of that boundary it would require a 2m setback. This should be aligned as per the relief sought.	<b><i>Activity status: Permitted</i></b>  <b><i>Where:</i></b>  [...]  <b><i>PER-2</i></b>  <b><i>If not located within a road reserve, the telecommunication kiosk is setback no less than 2m from all <u>side and rear</u> site boundaries; and</i></b>  [...]
Chorus New Zealand	209.53	EI - Energy and Infrastructure	Rules Section A -	EI-R15 Telecommunicatio	Supports the catch all rule with some minor amendments to allow a better 'fit' with existing telecommunications	Amend EI-R15 as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited			Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	ns or radio communication activities (not otherwise listed in rules EI-R15 to EI-R22 and not regulated by the NESTF)	componentry.	<p><b><i>EI-R15 Telecommunications or radio communication activities</i></b></p> <p><b><i>All Zones Residential, Commercial and Mixed Use, General Industrial, Open Space and Recreation and Special Purpose Zones</i></b></p> <p><b><i>Activity status: Permitted</i></b></p> <p><b><i>Where:</i></b></p> <p><b><i>PER-1</i></b></p> <p>[...]</p> <p><b><i>PER-2</i></b></p> <p><i>A panel antenna:</i></p> <p><i>1. does not exceed a width of <del>0.7</del> 0.9 metres; and</i></p> <p><i>2. when in a road reserve, fits within an envelope of 3.5 metres in length and <del>0.7</del> 0.9 metres in width; and</i></p> <p>[...]</p>
Chorus New Zealand Limited	209.54	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R16 Small cell units	Supports permitting small cell units in all zones.	Retain as notified.
Chorus New Zealand Limited	209.55	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R17 Other network utilities (including network utility buildings and enclosed substations)	Supports the rule for new buildings/structures not otherwise addressed. However, considers the footprint should be consistent with the underlying zone provisions in the manner that setback and height in relation to boundary standards is under PER-1.	<p>Amend <b><i>EI-R17</i></b> as follows:</p> <p><b><i>EI-R17 Other network utilities (including network utility buildings and enclosed substations)</i></b></p> <p><b><i>Activity status: Permitted</i></b></p> <p><b><i>Where:</i></b></p> <p><b><i>PER-1</i></b></p> <p><i>The building or structure complies with the building height for network utility structures, setback, <u>footprint or site coverage (whichever is relevant)</u>, and height in relation to boundary standards for</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>the zone; and</p> <p><b>PER-2</b></p> <p><del>The building or structure does not exceed a maximum footprint of:</del></p> <p><del>1.—20m<sup>2</sup> in a Residential Zone or Open Space and Recreation Zone; or</del></p> <p><del>2.—50m<sup>2</sup> in any other zone, except the General Industrial Zone, which has no maximum footprint; and</del></p> <p><b>PER-3</b></p> <p>EI-S1 is complied with.</p>
Chorus New Zealand Limited	209.56	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R19 Network utilities generating radiofrequency fields	Considers that EI-R19 aligns with the radiofrequency regulations of the NESTF.	Retain as notified.
Chorus New Zealand Limited	209.57	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R21 Telecommunications lines, cabinets, poles and new antennas regulated by the NESTF that do not meet the permitted activity standards in Regulations 20, 21, 23, 27, 29, 31, 33, 35, or 37 of the NESTF and are not	Supports Rule EI-R21 that provides clarity for any NESTF regulated activities which cannot meet the permitted regulations of that document.	Retain as notified.
				expressly listed as a controlled activity in Part 3 of the NESTF Regulations		
Chorus New Zealand Limited	209.58	EI - Energy and Infrastructure	Standards	EI-S1 Maximum structure height for network utility structures of poles,	Supports the permitted pole heights in all zones, being 5m above the permitted building height limit in the relevant zone. The standard title refers to poles and telecommunication poles. The definitions in the PDP do not differentiate.	<p>Amend the title of <b>EI-S1</b> as follows:</p> <p><b><del>EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and telecommunications poles</del> (including the combined height of poles and antenna)</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				antenna, towers and telecommunication poles (including the combined height of poles and antenna)	Therefore, considers the term telecommunication poles should be removed from the standard title.	
Chorus New Zealand Limited	209.59	EI - Energy and Infrastructure	Standards	EI-S2 Upgrading infrastructure	Supports EI-S2 that provides directive parameters for the permitted upgrading of infrastructure. The parameters are appropriate for telecommunications infrastructure and generally align with the NESTF.	Retain as notified.
Chorus New Zealand Limited	209.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-O2</b> as follows:</p> <p><b><i>NH-O2 Regionally Significant Infrastructure (excluding telecommunication infrastructure)</i></b></p> <p><i>Regionally Significant Infrastructure (excluding telecommunication infrastructure) is located outside of high hazard areas where practicable.</i></p>
Chorus New Zealand Limited	209.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-P5</b> as follows:</p> <p><b><i>NH-P5 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas</i></b></p> <p><i>Require subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.</i></p>
Chorus New Zealand Limited	209.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-P6</b> as follows:</p> <p><b><i>NH-P6 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Earthquake Fault Awareness Areas</i></b></p> <p><i>Require subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Chorus New Zealand Limited	209.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-P11</b> as follows:</p> <p><b><i>NH-P11 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas</i></b></p> <p><i>Only allow Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas where:</i></p> <p>[...]</p>
Chorus New Zealand Limited	209.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend the title of <b>NH- R5</b> as follows:</p> <p><b><i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) - maintenance, replacement and upgrading.</i></b></p>
Chorus New Zealand Limited	209.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New  NH-R6.1 does not apply if: [...]	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-R6</b> as follows:</p> <p><b><i>NH-R6 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) New</i></b></p> <p>[...]</p>
Chorus New Zealand Limited	209.66	HH - Historic Heritage	Policies	HH-P3 Benefits of active protection and use of Historic Heritage Items	<p>Telecommunications can provide for the adaptive reuse of historic heritage items.</p>	<p>Retain as notified.</p>
Chorus New Zealand Limited	209.67	HH - Historic Heritage	Rules	New	<p>Considers that a new rule is needed to ensure that customer connections to heritage buildings are permitted, as opposed to falling under HH-R14 and require restricted discretionary consent.</p> <p>Please note, the wording proposed is the wording which has been agreed with Heritage New Zealand in other instances.</p>	<p>Add a new rule as follows:</p> <p><b><i>HH-RX Customer connections to Historic Heritage Items</i></b></p> <p><b><i>Activity Status: Permitted</i></b></p> <p><b><i>Where:</i></b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b><u>PER-1</u></b></p> <p><i>Customer connections to heritage resources identified in SCHED3 - Schedule of Historic Heritage Items where the customer connection shall not be attached to a primary feature or front façade of the heritage building or structure.</i></p> <p><b><u>Activity status where not achieved: Controlled</u></b></p>
Chorus New Zealand Limited	209.68	TREES - Notable Trees	Rules	TREES-R1 Minor pruning and trimming of branches	Considers the rule should be amended so the obligations established in the Telecommunications Act 2001 and the Electricity (Hazards from Trees) Regulations 2003 are met.	<p>Amend <b>TREES-R1</b> as follows:</p> <p><b><i>TREES-R1 Minor pruning and trimming of branches less than 50mm diameter associated with the maintenance of Notable Trees</i></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b><u>PER-1</u></b></p> <p><i>It involves minor pruning and trimming of branches in the bottom third of the notable tree only and is undertaken using non-mechanical means only (handsaw, secateurs or loppers).</i></p> <ol style="list-style-type: none"> <li><i>The maximum branch diameter must not exceed 50mm at severance.</i></li> <li><i>No more than 10 per cent of live growth of the tree may be removed in any one <u>calendar year</u>.</i></li> <li><i>The works must meet best arboricultural practice.</i></li> </ol> <p><i>All trimming or alteration must retain the natural shape, form and branch habit of the tree</i></p>
Chorus New Zealand Limited	209.69	TREES - Notable Trees	Rules	TREES-R3 New activity and development within the root protection area of a notable tree	Concerned the rule does not allow for minor excavations. Considers it is unclear if PER-1.1 allows for suitable provision for minor works within the root protection area of notable trees consistent with the Auckland Unitary Plan.	<p>Amend <b>TREES-R3</b> as follows:</p> <p><b><i>TREES-R3 New activity and development within the root protection area of a notable tree</i></b></p> <p><b>Activity Status:</b></p> <p><b>Permitted Where:</b></p> <p><b><u>PER-1</u></b></p> <ol style="list-style-type: none"> <li><i>Excavation must be undertaken by drilling machines at a depth of 1m or greater, hand-digging, air spade, or hydro vac, within the root protection area.</i></li> <li><i>The surface area of a single excavation must not exceed 1m<sup>2</sup>.</i></li> <li><i>Works involving root pruning must not be on roots greater than 35mm in</i></li> <li><i>diameter at severance.</i></li> </ol>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><u>5. Works must not disturb more than 10 per cent of the protected root zone.</u></p> <p><u>6. Any machines used must operate on top of paved surfaces and/or ground</u></p> <p><u>7. protection measures.</u></p> <p><u>8. Any machines used must be fitted with a straight blade bucket.</u></p> <p><u>9. All works must be undertaken under the direction of a qualified arborist.</u></p> <p><u>And</u></p> <p>The activity or development is not for any of the following:</p> <p><del>1. any earthworks including trenching; or</del></p> <p><del>2. establishment of new impervious surface; or</del></p> <p><del>3. new buildings; or</del></p> <p><del>4. new <u>above ground</u> structures including fences and signs (temporary and permanent).</del></p>
Chorus New Zealand Limited	209.70	ECO - Ecosystems and	Policies	ECO-P2 Appropriate indigenous vegetation clearance in	Supports the PDP recognises that indigenous vegetation clearance in SNAs when it is causing danger to infrastructure is appropriate.	Retain as notified.
		Indigenous Biodiversity		significant natural areas		
Chorus New Zealand Limited	209.71	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P5 Protection of Significant Natural Areas	Supports the PDP recognises that indigenous vegetation clearance in SNAs when it is causing danger to infrastructure is appropriate.	Retain as notified.
Chorus New Zealand Limited	209.72	NFL - Natural Features and Landscapes	Introduction	General	Supports the introduction as it is clear that the objectives and policies of the Energy and Infrastructure Chapter are applicable to any resource consent application sought for infrastructure in an ONL, ONF or VAL.	Retain as notified.
Chorus New Zealand Limited	209.73	Planning Maps	ONF overlay		Considers that roads should be excluded from the provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.	Amend the extent of the <b>ONF</b> overlay so it is clear that roads are not included within these areas.
Chorus New Zealand Limited	209.74	Planning Maps	ONL overlay		Considers that roads should be excluded from the provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.	Amend the extent of the <b>ONL</b> overlay so it is clear that roads are not included within these areas.
Chorus New Zealand	209.75	Planning Maps	VAL overlay		Considers that roads should be excluded from provisions relating to the ONF, ONL and VAL overlays, as they are a	<b>1. Amend the extent of the VAL</b> overlay so it is clear that roads are not included within these areas.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited					modified environment.  Considers that Rural residential areas should be excluded from Visual Amenity Landscapes as they are defined as rural areas under the NESTF	2. Amend the extent of the <b>VAL</b> to exclude any areas zoned for rural residential land use.
Chorus New Zealand Limited	209.76	NFL - Natural Features and Landscapes	Rules	NFL-R3 Network utilities including associated earthworks	Supports the clarity that network utilities, including earthworks, are permitted in ONF, ONL and VAL overlays. It is noted that there are no permitted standards relating to the size of network utility infrastructure maintenance or upgrading. Consequently, it is assumed that the underlying zone provisions apply.	Amend <b>NFL-R3 Network utilities including associated earthwork</b> as follows:  [no amendments provided]
Chorus New Zealand Limited	209.77	SUB - Subdivision	Objectives	SUB-O2 Infrastructure	Supports the objective that requires the integration of subdivision and infrastructure.	Retain as notified.
Chorus New Zealand Limited	209.78	SUB - Subdivision	Objectives	New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	Amend <b>SUB - Subdivision Chapter</b> to add a new objective, as follows:  <b><u>SUB-O[X] Reverse sensitivity.</u></b> <b><u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u></b>
Chorus New Zealand Limited	209.79	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports the policy which provides direction on reverse sensitivity.	Retain as notified.
Chorus New Zealand Limited	209.80	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Supports the policy requiring the integration of subdivision and infrastructure.	Retain as notified.
Chorus New Zealand Limited	209.81	SUB - Subdivision	Rules	SUB-R2 Subdivision that creates new allotments solely for the purpose of network utilities, the national grid or roads	Supports the Controlled Activity status for new network utility allotments.	Retain as notified.
Chorus New Zealand Limited	209.82	SUB - Subdivision	Standards	SUB-S5 Electricity supply and telecommunications	Considers all new subdivisions, regardless of zoning, should be required to provide a telecommunications connection. All new subdivisions within the Rural Lifestyle and urban zones should require a connection to an open access fiber network.	Amend <b>SUB-S5</b> as follows:  <b><i>SUB-S5 Electricity supply and telecommunications</i></b>  <b><i>All zones <del>except General Rural Zone</del></i></b>  <i>All allotments, other than allotments for access, roads, utilities or reserves, must be provided with connections at the boundary of the net area of the allotment to an electricity supply and telecommunication <del>service system networks</del>, unless evidence is provided that a suitable alternative supply can be provided, and a consent notice is proposed alerting future purchasers.</i>  <b><i><u>In all zones except General Rural, the connection to a telecommunication service must be through an open access fibre network. In the general rural zone the applicant shall provide written confirmation from a telecommunication network operator confirming that a telecommunications connection (fibre, mobile or wireless including satellite) can be provided to all new allotments and</u></i></b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><u>describing how this can be achieved.</u></p> <p><u>In all zones, at the time of subdivision, sufficient land for telecommunications, and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, consultation with telecommunications network utility operators will be required.</u></p> <p><u>All necessary easements for the protection of telecommunications network utility services must be duly granted and reserved.</u></p> <p><i>This standard does not apply to allotments for a utility, road, reserve or for access purposes.</i></p>
Chorus New Zealand Limited	209.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.
Chorus New Zealand Limited	209.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.
Chorus New Zealand Limited	209.85	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Supports that new regionally significant infrastructure in the coastal environment (outside of the high natural character area overlay) is permitted.	Retain as notified.
Chorus New Zealand Limited	209.86	EW - Earthworks	Introduction		Supports the introduction which exempts earthworks associated with infrastructure from the rules within this chapter.	Retain as notified.
Chorus New Zealand Limited	209.87	NOISE - Noise	Standards	Table 24 – Noise Performance Standards	Supports the permitted noise standards in Table 24 generally align with the NESTF.	Retain <b>NOISE - Noise Table 24</b> as notified.
Chorus New Zealand Limited	209.88	SIGN - Signs	Rules	SIGN-R4 Any signs not otherwise address in the Rules section of this chapter	Supports that Sign R4 clearly permits signs associated with network utilities.	Retain as notified.
Vodafone New Zealand Limited	210.1	Description of the District	Infrastructure	General	Supports the Introduction which notes that the Timaru District contains Regionally Significant Infrastructure, which is specified as including telecommunication facilities.	Retain <b>Description of the District Infrastructure</b> as notified.
Vodafone New Zealand Limited	210.2	Statutory Context	Relationship with Other Planning Documents	General	Supports the statement detailing that the Council is required to enforce any relevant National Environmental Standard, and that Plan rules may not duplicate National Environmental Standard provisions (unless specified).	Retain <b>Statutory Context Relationship with Other Planning Documents</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Vodafone New Zealand Limited	210.3	Definitions	Definitions	Antenna	Supports the definition of Antenna as it is the NESTF definition.	Retain notified.
Vodafone New Zealand Limited	210.4	Definitions	Definitions	Cabinet	Supports the definition of Cabinet as it is the NESTF definition.	Retain as notified.
Vodafone New Zealand Limited	210.5	Definitions	Definitions	Customer connection	Supports the definition of Customer Connection which clearly includes part or all of any structure, pipe, equipment or cable that relates to radio communication or telecommunication lines that connect a network utility to a premises for the purpose of providing service to a customer.	Retain as notified.
Vodafone New Zealand Limited	210.6	Definitions	Definitions	Functional need	Supports the definition of Functional Need as it is the National Planning Standards definition.	Retain as notified.
Vodafone New Zealand Limited	210.7	Definitions	Definitions	Height for network utility structure	Supports the definition of Height For Network Utility Structure as it clearly excludes ancillary utility equipment, omni directional 'whip' antennas, GPS antennas, earth peaks and lightning rods.	Retain as notified.
Vodafone New Zealand Limited	210.8	Definitions	Definitions	Infrastructure	Considers the definition of Infrastructure is appropriate and is supported.	Retain as notified.
Vodafone New Zealand Limited	210.9	Definitions	Definitions	Land disturbance	Supports the definition of Land Disturbance as it clearly allows for disturbance that does not permanently alter the profile, contour, or height of the land, e.g., trenching.	Retain as notified.
Vodafone New Zealand Limited	210.10	Definitions	Definitions	Lifeline utilities	Supports the definition of Lifeline Utilities as it is the Civil Defence Emergency Management Act 2002 definition, and clearly includes telecommunication.	Retain as notified.
Vodafone New Zealand Limited	210.11	Definitions	Definitions	Maintenance	Considers the definition is clear as to what is within the ambit of maintenance.	Retain as notified.
Vodafone New Zealand Limited	210.12	Definitions	Definitions	Network utility	Considers the definition makes it clear what a Network Utility is, linking it to the definition of Network Utility Operator in the RMA.	Retain as notified.
Vodafone New Zealand Limited	210.13	Definitions	Definitions	Network utility operator	Supports the definition of Network Utility Operator as it is the RMA definition of Network Utility Operator.	Retain as notified.
Vodafone New Zealand Limited	210.14	Definitions	Definitions	Operational need	Supports the definition of Operational Need as it is the National Planning Standards definition.	Retain as notified.
Vodafone New Zealand Limited	210.15	Definitions	Definitions	Pole [in relation to infrastructure and energy]	Considers lattice structures should be provided for within the definition, on the basis that the NESTF definition of pole clearly provides for these.	Amend the definition of <b>Pole [in relation to infrastructure and energy]</b> as follows:  <i>In relation to Energy and infrastructure chapter, means a <del>non-lattice</del> structure that supports conductors, lines, cables, antennas, lights or cameras, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.</i>
Vodafone New Zealand	210.16	Definitions	Definitions	Regionally significant	Considers that the Telecommunications Act 2001 definition of telecommunications service, should be used in the PDP instead	Amend the definition of <b>Regionally Significant Infrastructure</b> as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Limited				infrastructure	of telecommunication facility, given it is statutorily defined.	<b>Regionally Significant Infrastructure</b> is:  a. Strategic land transport network and arterial roads  b. Timaru Airport  c. Port of Timaru  d. Telecommunication <del>facilities</del> <u>services</u>  e. National, regional and local renewable electricity generation activities of any scale  [...]
Vodafone New Zealand Limited	210.17	Definitions	Definitions	Repair	Supports the definition of Repair as it is clear as to what is within the ambit of repair.	Retain as notified.
Vodafone New Zealand Limited	210.18	Definitions	Definitions	Replacement	Supports the definition of Replacement as it is clear as to what is within the ambit of repair.	Retain as notified.
Vodafone New Zealand Limited	210.19	Definitions	Definitions	Reverse sensitivity	Notes that reverse sensitivity effects can occur on telecommunication companies, and this accurate definition of what those effects are, is supported.	Retain as notified.
Vodafone New Zealand Limited	210.20	Definitions	Definitions	Self-contained power unit	Supports the definition of Self-Contained Power Unit as it is the NESTF definition.	Retain as notified.
Vodafone New Zealand Limited	210.21	Definitions	Definitions	Small cell unit	Supports the definition of Small Cell Unit as it is the NESTF definition.	Retain as notified.
Vodafone New Zealand Limited	210.22	Definitions	Definitions	Structure	Supports the definition of Structure as it is the RMA definition.	Retain as notified.
Vodafone New Zealand Limited	210.23	Definitions	Definitions	Telecommunication kiosk	Not specified.	Retain as notified.
Vodafone New Zealand Limited	210.24	Definitions	Definitions	Tower [in relation to energy and infrastructure chapter]	Notes that the definition of Tower conflicts with the definition of Pole in the NESTF. As a consequence of submission on the definition of Pole, the definition of Tower should also be amended so there is alignment between the PDP and NESTF is requested.  Alternatively, the definition of Tower can be deleted, and the definition of Pole solely relied on in the PDP, with effects of such structures controlled by permitted standards regarding pole height and pole diameter/width.	Amend the definition of <b>Tower [in relation to energy and infrastructure chapter]</b> as follows:  <i>In relation to Energy and Infrastructure chapter, means a steel-lattice structure that supports conductors, lines, cables or antennas <u>(other than telecommunication equipment)</u>. A tower includes <del>the</del> foundations and hardware associated with the structure such as insulators, cross arms and guywires.</i>  OR  Delete the definition of <b>Tower [In Relation to Energy and Infrastructure Chapter]</b> in its entirety.
Vodafone New	210.25	Definitions	Definitions	Upgrading /	Considers the definition should not include reference to	Amend the definition of <b>Upgrading/Upgrade</b> as follows:

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Zealand Limited				Upgrade	Replacement as that term is separately defined in the PDP and therefore is a separate activity. The reference to Replacement should be deleted for clarity.	means the <del>replacement</del> , renewal or improvement of infrastructure that results in an increase in carrying capacity <u>and size</u> , but excludes <del>replacement</del> , repair and maintenance.
Vodafone New Zealand Limited	210.26	Definitions	Definitions	New	Considers that a new definition of Line, being the Telecommunications Act 2001 definition, should be added to the PDP.	Add a new <b>definition</b> into the PDP as follows:  <u><b>Line</b></u>  <u>(a) means a wire or a conductor of any other k reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and</u>  <u>(b) includes</u>  <u>(i) any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and</u>  <u>(ii) any part of a line.</u>
Vodafone New Zealand Limited	210.27	Definitions	Definitions	New	Considers that a definition of radio communication facilities is needed and should be a replica of the definition included in the Radio communications Act 1989.	Add a new <b>definition</b> into the PDP as follows:  <u><b>Radio Communications</b></u>  <u>has the same meaning as in the Radio communications Act 1989 (as set out in the box below) means any transmission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.</u>
Vodafone New Zealand Limited	210.28	Abbreviations	Abbreviations	NESTF	Considers that the year that the NESTF was issued could be added for consistency with other NES's referenced in this section.	Amend the abbreviation for <b>NESTF</b> as follows:  <b>NESTF</b>  <b>National Environmental Standards for Telecommunication Facilities 2016.</b>
Vodafone New Zealand Limited	210.29	National Environmental Standards	National environmental standards	National environmental standards (NESs)	Considers that the National Environmental Standards subsection of the National Direction Instruments section reinforces to plan users the discussion of National Environmental Standards under the Statutory Context subsection in the How the Plan Works.	Retain the <b>National Direction Instruments</b> section as notified.
Vodafone New Zealand Limited	210.30	Regulations	Regulations	General	Supports the reference to the Resource Management (Network Utility Operations) Regulations 2016.	Retain as notified.
Vodafone New Zealand Limited	210.31	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	Considers the objective should be widened to be infrastructure more generally, as more than sewer and water infrastructure is necessary to service rural lifestyle development. Such a change would also provide for better alignment between SD-O1 and SD-O8.	Amend <b>SD-O1</b> as follows:  <b>SD-O1 Residential Areas and Activities</b>  <i>i. There is sufficient residential development capacity [...]</i>  <i>ii. limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting <del>to reticulated sewer and water</del> infrastructure; and</i>

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						[...]
Vodafone New Zealand Limited	210.32	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Supports that SD-O8 clearly seeks that the benefits of regionally significant infrastructure and lifeline utilities are provided for across the district.	Retain as notified.
Vodafone New Zealand Limited	210.33	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Considers it is unclear what 'efficient use of infrastructure' is. Submitter considers that a consolidated and integrated settlement pattern that is integrated with infrastructure is clearer and more appropriate.	Amend <b>UFD-O1</b> as follows:  <b><i>UFD-O1 Settlement Patterns</i></b>  <i>A consolidated and integrated settlement pattern that:</i>  <i>i. efficiently accommodates future growth and capacity[...];</i>  <i>ii. is integrated with the <del>efficient use of</del> infrastructure;</i>  <i>[...];</i>
Vodafone New Zealand Limited	210.34	EI - Energy and Infrastructure	Introduction	The Infrastructure and Energy Chapter Introduction	Supports the statement 'in the case of conflict with any other provision in the District Plan, the NESETA and NESTF prevail'. But the submitter considers that similar direction should be provided on how the rules in the Energy and Infrastructure Chapter override the respective zone provisions. A reminder in the introduction is helpful.	Amend Introduction to the <b>Infrastructure and Energy Chapter</b> as follows:  [...]  <i>In the case of conflict with any other provision in the District Plan, the NESETA and NESTF prevail.</i>  <b><i>The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter.</i></b>
Vodafone New Zealand Limited	210.35	EI - Energy and Infrastructure	Objectives	EI-O1 Regionally Significant Infrastructure	Considers the title of the objective should include lifeline utilities, given they are provided for in the body of the objectives.	Amend the title of <b>EI-O1</b> as follows:  <b><i>EI-O1 Regionally Significant Infrastructure and Lifeline Utilities.</i></b>
Vodafone New Zealand Limited	210.36	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	Considers there is a cross reference to the relevant objectives for the underlying zone which is inappropriate, as the Energy and Infrastructure chapter should be standalone, and the objectives in the zone chapters do not provide helpful guidance for the avoidance, remediation or mitigation of adverse effects from regionally significant infrastructure.	Amend <b>EI-O2</b> as follows:  <b><i>EI-O2 Adverse effects of Regionally Significant Infrastructure and Lifeline Activities</i></b>  <i>The adverse effects of Regionally Significant Infrastructure and Lifeline Utilities:</i>  <i>1. are avoided in sensitive environments unless there is a functional or operational need for the infrastructure to be in that location, in which case they must be remedied or mitigated; and</i>  <i>2. are avoided, remedied or mitigated <del>to achieve the relevant objectives for the underlying zone in other areas.</del></i>
Vodafone New Zealand Limited	210.37	EI - Energy and Infrastructure	Objectives	EI-O3 Adverse effects of other infrastructure	Considers the objective should not reference the relevant objectives for the underlying zone in other areas. Further, there can be a functional and operational need which requires consideration.	Amend <b>EI-O3</b> as follows:  <b><i>EI-O3 Adverse effects of other Infrastructure</i></b>  <i>1. are avoided on the identified characteristics and values of the sensitive environments the infrastructure is located within, <del>unless there is a functional or operational need for the infrastructure to be in that location, in which case they must be remedied or mitigated; and</del></i>

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						2. are avoided, remedied or mitigated <del>to achieve the relevant objectives for the underlying zone in other areas.</del>
Vodafone New Zealand Limited	210.38	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Considers that EI-O4 appropriately requires the recognition of reverse sensitivity effects on Regionally Significant Infrastructure and Lifeline Utilities.	Retain as notified.
Vodafone New Zealand Limited	210.39	EI - Energy and Infrastructure	Policies	EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities	Partly supports EI-P1 in that it recognises the benefits of RSI and Lifeline Utilities and allows for considerations of new technologies.	Amend <b>EI-P1</b> as follows:  <b><i>EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities</i></b>
				Infrastructure and Lifeline Utilities	Considers that Clause 2 is unnecessary. It is at times of emergency that lifeline utilities, in particular, should be operational.	Recognise the benefits of Regionally Significant Infrastructure and Lifeline Utilities by:  1. enabling their operation, maintenance, repair, upgrade, development  <del>2. enabling their removal during an emergency; and</del>  3. recognising their functional needs or operational needs;  [...]
Vodafone New Zealand Limited	210.40	EI - Energy and Infrastructure	Policies	EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure	Considers that:  1. given EI-P2 directly discusses Regionally Significant Infrastructure and other infrastructure, it should also specifically mention lifeline utilities for consistency.  2. it is not appropriate for the policy to seek consistent with the character of an area.  the policy should also recognise that it is not appropriate for all infrastructure to be placed underground.	Amend <b>EI-P2</b> as follows:  <b><i>EI-P2 Managing adverse effects of Regionally Significant Infrastructure, <u>Lifeline Utilities</u> and other infrastructure.</i></b>  1. Provide for Regionally Significant Infrastructure, <u>lifeline utilities</u> and other infrastructure where any adverse effects are appropriately managed by:  a. [...]; and  b. controlling the height, bulk and location of Regionally Significant Infrastructure and other infrastructure, <del>consistent with</del> <u>to complement</u> the role, function, character and identified qualities of the underlying zone; and  c. [...]  d. requiring the undergrounding of network <u>utilities utility lines</u> in new areas of urban development; and  e. [...]  f. [...]  g. requiring other infrastructure to adopt sensitive design to integrate within the site, existing built



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						<p>form and/or landform and to <del>maintain</del> <u>complement</u> the character and qualities of the surrounding area;</p> <p>while:</p> <p>2. recognising the functional or operational need of Regionally Significant Infrastructure, <u>lifeline utilities</u> and other infrastructure activities, and having regard to:</p> <p>[...]</p>
Vodafone New Zealand Limited	210.41	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	Supports the policy that appropriately provides direction for reverse sensitivity effects management on regionally significant infrastructure and lifeline utilities.	Retain as notified.
Vodafone New Zealand Limited	210.42	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R1 Maintenance and repair, or removal of infrastructure not otherwise addressed by another rule in this chapter	Considers it is necessary to permit the maintenance, repair and removal of infrastructure.	Retain as notified.
Vodafone New Zealand Limited	210.43	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R2 Upgrading of underground infrastructure, not otherwise addressed by another rule in this chapter	Considers it is necessary to permit the upgrading of underground infrastructure. It is noted that EW-R1 does not apply to earthworks for infrastructure permitted in the Energy and Infrastructure chapter. This is appropriate.	Retain as notified.
Vodafone New Zealand Limited	210.44	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other	EI-R3 New underground infrastructure (including customers connections) not otherwise addressed by another rule in this	Considers that permitting the installation of new underground infrastructure is necessary.	Retain as notified.

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			Sections of this chapter)	chapter		
Vodafone New Zealand Limited	210.45	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R4 Upgrading of above ground network utilities not otherwise addressed by another rule in this chapter	Considers that permitting the upgrading of above ground infrastructure is necessary.	Retain as notified.
Vodafone New Zealand Limited	210.46	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R5 Vehicle access tracks for network utilities, including ancillary access tracks	Considers that permitting vehicle access tracks for network utilities is appropriate. The sub-clauses of the rule provide for an appropriate track, and the matters of discretion are appropriate.	Retain as notified.
Vodafone New Zealand Limited	210.47	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R6 Above ground customer connections	Considers that permitting above ground customer connections in all zones is appropriate, and limiting the number of poles in more densely populated zone types is supported.	Retain as notified.
Vodafone New Zealand Limited	210.48	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other	EI-R7 Temporary network utilities, including generators	Supports the permitting temporary network utilities for a period of up to 12 months operation.	Retain as notified.

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			Sections of this chapter)			
Vodafone New Zealand Limited	210.49	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R9 New network utilities within existing fully enclosed buildings	Supports that new network utilities enclosed within existing buildings are permitted.	Retain as notified.
Vodafone New Zealand Limited	210.50	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R10 Navigational aids, sensing and environmental monitoring equipment (including air quality and meteorological)	Telecommunications by facilitating the “Internet of Things” (IoT) describes physical objects with sensors, processing ability, software and other technologies that connect and exchange data with other devices and systems over the internet. Matters such as sensing and environmental monitoring are supported.	Retain as notified.
Vodafone New Zealand Limited	210.51	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R13 New overhead telecommunication s lines and associated support structures excluding customer connections	<p>Considers permitting new overhead lines in the general rural, general industrial and port zone is appropriate.</p> <p>Considers these zone types should be expanded to include commercial and mixed use zones, as these zones tend to have larger buildings which comfortably assimilate overhead lines.</p> <p>The matters of discretion are appropriate.</p>	<p>Amend <b>EI-R13</b> as follows:</p> <p><b><i>EI-R13 New overhead telecommunications lines and associated support structures excluding customer connections</i></b></p> <p><b><i>1. General Rural Zone, General Industrial Zone Port Zone <u>and Commercial and Mixed-Use Zones</u></i></b></p> <p><b><i>Activity Status: Permitted</i></b></p> <p><b><i>[...]</i></b></p> <p><b><i>2. All Zones other than the General Rural Zone, General Industrial Zone, <del>and</del> Port Zone <u>and Commercial and Mixed Use Zones</u></i></b></p> <p><b><i>Activity Status: Restricted Discretionary</i></b></p> <p><b><i>[...]</i></b></p>
Vodafone New Zealand Limited	210.52	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and	EI-R14 Telecommunications kiosk	<p>Support the permitted activity status in all zones.</p> <p>Considers Clause 2 should be amended so that setbacks only apply to side and rear boundaries.</p>	<p>Amend <b>EI-R14</b> as follows:</p> <p><b><i>EI-R14 Telecommunications kiosk</i></b></p>

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			Infrastructure Activities (not listed in other Sections of this chapter)		<p>As notified, a telecommunication kiosk is permitted in legal road without the need for setbacks. This is supported.</p> <p>However, it does mean such a structure can be established with no setback from the front boundary in legal road, but if it were to be on the other side of that boundary it would require a 2m setback. This should be aligned as per the relief sought.</p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>[...]</p> <p><b>PER-2</b></p> <p><i>If not located within a road reserve, the telecommunication kiosk is setback no less than 2m from all <u>side and rear</u> site boundaries; and</i></p> <p>[...]</p>
Vodafone New Zealand Limited	210.53	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R15 Telecommunications or radio communication activities (not otherwise listed in rules EI-R15 to EI-R22 and not regulated by the NESTF)	Supports the catch all rule with some minor amendments to allow a better 'fit' with existing telecommunications componentry.	<p>Amend <b>EI-R15</b> as follows:</p> <p><b><i>EI-R15 Telecommunications or radio communication activities</i></b></p> <p><b><i>All Zones Residential, Commercial and Mixed Use, General Industrial, Open Space and Recreation and Special Purpose Zones</i></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>[...]</p> <p><b>PER-2</b></p> <p><i>A panel antenna:</i></p> <p><i>1. does not exceed a width of <del>0.7</del> <u>0.9</u> metres; and</i></p> <p><i>2. when in a road reserve, fits within an envelope of 3.5 metres in length and <del>0.7</del> <u>0.9</u> metres in width; and</i></p> <p>[...]</p>
Vodafone New Zealand Limited	210.54	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of	EI-R16 Small cell units	Supports permitting small cell units in all zones.	Retain as notified.

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			this chapter)			
Vodafone New Zealand Limited	210.55	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R17 Other network utilities (including network utility buildings and enclosed substations)	Supports the rule for new buildings/structures not otherwise addressed. However, considers the footprint should be consistent with the underlying zone provisions in the manner that setback and height in relation to boundary standards is under PER-1.	<p>Amend <b>EI-R17</b> as follows:</p> <p><b><i>EI-R17 Other network utilities (including network utility buildings and enclosed substations)</i></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>The building or structure complies with the building height for network utility structures, setback, footprint or site coverage (whichever is relevant) and height in relation to boundary standards for the zone; and</i></p> <p><b>PER-2</b></p> <p><i>The building or structure does not exceed a maximum footprint of:</i></p> <p><i>1. 20m<sup>2</sup> in a Residential Zone or Open Space and Recreation Zone; or</i></p> <p><i>2. 50m<sup>2</sup> in any other zone, except the General Industrial Zone, which has no maximum footprint; and</i></p> <p><b>PER-3</b></p> <p><i>EI-S1 is complied with.</i></p>
Vodafone New Zealand Limited	210.56	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities (not listed in other Sections of this chapter)	EI-R19 Network utilities generating radiofrequency fields	Considers that EI-R19 aligns with the radiofrequency regulations of the NESTF.	Retain as notified.
Vodafone New Zealand Limited	210.57	EI - Energy and Infrastructure	Rules Section A - Rules for Energy and Infrastructure Activities	EI-R21 Telecommunications lines, cabinets, poles and new antennas regulated	Supports Rule EI-R21 that provides clarity for any NESTF regulated activities which cannot meet the permitted regulations of that document.	Retain as notified.

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			(not listed in other			
			Sections of this chapter)	by the NESTF that do not meet the permitted activity standards in Regulations 20, 21,23, 27, 29, 31, 33, 35, or 37 of the NESTF and are not expressly listed as a controlled activity in Part 3 of the NESTF Regulations		
Vodafone New Zealand Limited	210.58	EI - Energy and Infrastructure	Standards	EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and telecommunication s poles (including the combined height of poles and antenna)	Supports the permitted pole heights in all zones, being 5m above the permitted building height limit in the relevant zone. The standard title refers to poles and telecommunication poles. The definitions in the PDP do not differentiate. Therefore, considers the term telecommunication poles should be removed from the standard title.	Amend the title of <b>EI-S1</b> as follows:  <b><i>EI-S1 Maximum structure height for network utility structures of poles, antenna, towers and <del>telecommunications poles</del> (including the combined height of poles and antenna)</i></b>
Vodafone New Zealand Limited	210.59	EI - Energy and Infrastructure	Standards	EI-S2 Upgrading infrastructure	Supports EI-S2 that provides directive parameters for the permitted upgrading of infrastructure. The parameters are appropriate for telecommunications infrastructure and generally align with the NESTF.	Retain <b>EI-S2</b> as notified.
Vodafone New Zealand Limited	210.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.  The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	Amend <b>NH-O2</b> as follows:  <b><i>NH-O2 Regionally Significant Infrastructure (excluding telecommunication infrastructure)</i></b>  <i>Regionally Significant Infrastructure (excluding telecommunication infrastructure) is located outside of high hazard areas where practicable.</i>
Vodafone New Zealand Limited	210.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under	Amend <b>NH-P5</b> as follows:  <b><i>NH-P5 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas</i></b>
				Liquefaction Awareness Areas	the NESTF. Consistency between the District Plan and the NESTF is sought.	<i>Require subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.</p>
Vodafone New Zealand Limited	210.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-P6</b> as follows:</p> <p><b><i>NH-P6 Subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Earthquake Fault Awareness Areas</i></b></p> <p><i>Require subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.</i></p>
Vodafone New Zealand Limited	210.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend <b>NH-P11</b> as follows:</p> <p><b><i>NH-P11 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas</i></b></p> <p><i>Only allow Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas where:</i></p> <p>[...]</p>
Vodafone New Zealand Limited	210.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend the title of <b>NH- R5</b> as follows:</p> <p><b><i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) - maintenance, replacement and upgrading.</i></b></p>
Vodafone New Zealand Limited	210.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p>	<p>Amend <b>NH-R6</b> as follows:</p> <p><b><i>NH-R6 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) New</i></b></p> <p>[...]</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				NH-R6.1 does not apply if: [...]	The submitter requests adding words ( <i>excluding telecommunication infrastructure</i> ) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.  [see original submission for full reasons]	
Vodafone New Zealand Limited	210.66	HH - Historic Heritage	Policies	HH-P3 Benefits of active protection and use of Historic Heritage Items	Telecommunications can provide for the adaptive reuse of historic heritage items.	Retain as notified.
Vodafone New Zealand Limited	210.67	HH - Historic Heritage	Rules	New	Considers that a new rule is needed to ensure that customer connections to heritage buildings are permitted, as opposed to falling under HH-R14 and require restricted discretionary consent.  Please note, the wording proposed is the wording which has been agreed with Heritage New Zealand in other instances.	Add a new rule as follows:  <b><u>HH-RX Customer connections to Historic Heritage Items</u></b>  <b><u>Activity Status: Permitted</u></b>  <b><u>Where:</u></b>  <b><u>PER-1</u></b>  <b><u>Customer connections to heritage resources identified in SCHED3 - Schedule of Historic Heritage Items where the customer connection shall not be attached to a primary feature or front façade of the heritage building or structure.</u></b>  <b><u>Activity status where not achieved: Controlled</u></b>
Vodafone New Zealand Limited	210.68	TREES - Notable Trees	Rules	TREES-R1 Minor pruning and trimming of branches	Considers the rule should be amended so the obligations established in the Telecommunications Act 2001 and the Electricity (Hazards from Trees) Regulations 2003 are met.	Amend <b>TREES-R1</b> as follows:  <b><u>TREES-R1 Minor pruning and trimming of branches less than 50mm diameter associated with the maintenance of Notable Trees</u></b>  <b><u>Activity status: Permitted</u></b>  <b><u>Where:</u></b>  <b><u>PER-1</u></b>
						<b><u>It involves minor pruning and trimming of branches in the bottom third of the notable tree only and is undertaken using non-mechanical means only (handsaw, secateurs or loppers).</u></b>  1. The maximum branch diameter must not exceed 50mm at severance.  2. No more than 10 per cent of live growth of the tree may be removed in any one calendar year.  3. The works must meet best arboricultural practice.  All trimming or alteration must retain the natural shape, form and branch habit of the tree.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Vodafone New Zealand Limited	210.69	TREES - Notable Trees	Rules	TREES-R3 New activity and development within the root protection area of a notable tree	Concerned the rule does not allow for minor excavations. Considers it is unclear if PER-1.1 allows for suitable provision for minor works within the root protection area of notable trees consistent with the Auckland Unitary Plan.	<p>Amend <b>TREES-R3</b> as follows:</p> <p><b><i>TREES-R3 New activity and development within the root protection area of a notable tree</i></b></p> <p><b>Activity Status:</b></p> <p><b>Permitted Where:</b></p> <p><b>PER-1</b></p> <p><u>1. Excavation must be undertaken by drilling machines at a depth of 1m or greater, hand-digging, air spade, or hydro vac, within the root protection area.</u></p> <p><u>2. The surface area of a single excavation must not exceed 1m<sup>2</sup>.</u></p> <p><u>3. Works involving root pruning must not be on roots greater than 35mm in diameter at severance.</u></p> <p><u>4. Works must not disturb more than 10 per cent of the protected root zone.</u></p> <p><u>5. Any machines used must operate on top of paved surfaces and/or ground protection measures.</u></p> <p><u>6. Any machines used must be fitted with a straight blade bucket.</u></p> <p><u>7. All works must be undertaken under the direction of a qualified arborist.</u></p> <p><u>And</u></p> <p>The activity or development is not for any of the following:</p> <p><del>1. any earthworks including trenching; or</del></p> <p><del>2. establishment of new impervious surface; or</del></p> <p><del>3. new buildings; or</del></p> <p><del>4. new <u>above ground</u> structures including fences and signs (temporary and permanent).</del></p>
Vodafone New Zealand Limited	210.70	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P2 Appropriate indigenous vegetation clearance in significant natural areas	Supports the PDP recognises that indigenous vegetation clearance in SNAs when it is causing danger to infrastructure is appropriate.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Vodafone New Zealand Limited	210.71	ECO - Ecosystems and Indigenous Biodiversity	Policies	ECO-P5 Protection of Significant Natural Areas	Supports the PDP recognises that indigenous vegetation clearance in SNAs when it is causing danger to infrastructure is appropriate.	Retain as notified.
Vodafone New Zealand Limited	210.72	NFL - Natural Features and Landscapes	Introduction	General	Supports the introduction as it is clear that the objectives and policies of the Energy and Infrastructure Chapter are applicable to any resource consent application sought for infrastructure in an ONL, ONF or VAL.	Retain as notified.
Vodafone New Zealand Limited	210.73	Planning Maps	ONF overlay		Considers that roads should be excluded from the provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.	Amend the extent of the <b>ONF</b> overlay so it is clear that roads are not included within these areas.
Vodafone New Zealand Limited	210.74	Planning Maps	ONL overlay		Considers that roads should be excluded from the provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.	Amend the extent of the <b>ONL</b> overlay so it is clear that roads are not included within these areas.
Vodafone New Zealand Limited	210.75	Planning Maps	VAL overlay		Considers that roads should be excluded from provisions relating to the ONF, ONL and VAL overlays, as they are a modified environment.  Considers that Rural residential areas should be excluded from Visual Amenity Landscapes as they are defined as rural areas under the NESTF	1. Amend the extent of the <b>VAL</b> overlay so it is clear that roads are not included within these areas.  2. Amend the extent of the <b>VAL</b> to exclude any areas zoned for rural residential land use.
Vodafone New Zealand Limited	210.76	NFL - Natural Features and Landscapes	Rules	NFL-R3 Network utilities including associated earthworks	Supports the clarity that network utilities, including earthworks, are permitted in ONF, ONL and VAL overlays. It is noted that there are no permitted standards relating to the size of network utility infrastructure maintenance or upgrading. Consequently, it is assumed that the underlying zone provisions apply.	Amend <b>NFL-R3 Network utilities including associated earthwork</b> as follows:  [no amendments provided]
Vodafone New Zealand Limited	210.77	SUB - Subdivision	Objectives	SUB-O2 Infrastructure	Supports the objective that requires the integration of subdivision and infrastructure.	Retain <b>SUB-O2 Infrastructure</b> as notified.
Vodafone New Zealand Limited	210.78	SUB - Subdivision	Objectives	New	Considers that reverse sensitivity should be a consideration for all subdivisions. Considers an objective providing direction on this matter is warranted and supports SUB-5 as notified.	Amend <b>SUB - Subdivision Chapter</b> to add a new objective, as follows:  <b><u>SUB-O[X] Reverse sensitivity.</u></b>  <b><u>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable or mitigated where avoidance is not practicable.</u></b>
Vodafone New Zealand Limited	210.79	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports the policy which provides direction on reverse sensitivity.	Retain as notified.
Vodafone New Zealand Limited	210.80	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Supports the policy requiring the integration of subdivision and infrastructure.	Retain as notified.
Vodafone New Zealand Limited	210.81	SUB - Subdivision	Rules	SUB-R2 Subdivision that creates new allotments solely	Supports the Controlled Activity status for new network utility allotments.	Retain as notified.


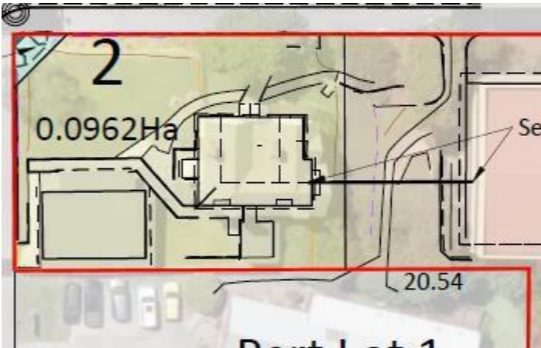
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				for the purpose of network utilities, the national grid or roads		
Vodafone New Zealand Limited	210.82	SUB - Subdivision	Standards	SUB-S5 Electricity supply and telecommunications	Considers all new subdivisions, regardless of zoning, should be required to provide a telecommunications connection. All new subdivisions within the Rural Lifestyle and urban zones should require a connection to an open access fiber network.	<p>Amend <b>SUB-S5</b> as follows:</p> <p><b><i>SUB-S5 Electricity supply and telecommunications</i></b></p> <p><b><i>All zones except General Rural Zone</i></b></p> <p><i>All allotments, other than allotments for access, roads, utilities or reserves, must be provided with connections at the boundary of the net area of the allotment to an electricity supply and telecommunication <del>service system networks</del>, unless evidence is provided that a suitable alternative supply can be provided, and a consent notice is proposed alerting future purchasers.</i></p> <p><i><u>In all zones except General Rural, the connection to a telecommunication service must be through an open access fibre network. In the general rural zone the applicant shall provide written confirmation from a telecommunication network operator confirming that a telecommunications connection (fibre, mobile or wireless including satellite) can be provided to all new allotments and describing how this can be achieved.</u></i></p> <p><i><u>In all zones, at the time of subdivision, sufficient land for telecommunications, and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, consultation with telecommunications network utility operators will be required.</u></i></p> <p><i><u>All necessary easements for the protection of telecommunications network utility services must be duly granted and reserved.</u></i></p> <p><i>This standard does not apply to allotments for a utility, road, reserve or for access purposes.</i></p>
Vodafone New Zealand Limited	210.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.
Vodafone New Zealand Limited	210.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.
Vodafone New Zealand Limited	210.85	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Supports that new regionally significant infrastructure in the coastal environment (outside of the high natural character area overlay) is permitted.	Retain as notified.
Vodafone New Zealand Limited	210.86	EW - Earthworks	Introduction		Supports the introduction which exempts earthworks associated with infrastructure from the rules within this chapter.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary										
Vodafone New Zealand Limited	210.87	NOISE - Noise	Standards	Table 24 – Noise Performance Standards	Supports the permitted noise standards in Table 24 generally align with the NESTF.	Retain <b>NOISE - Noise Table 24</b> as notified.										
Vodafone New Zealand Limited	210.88	SIGN - Signs	Rules	SIGN-R4 Any signs not otherwise address in the Rules section of this chapter	Supports that Sign R4 clearly permits signs associated with network utilities.	Retain as notified.										
Rolling Ridges Trust	211.1	General	General	General	Supports Pages Trust & Russell Trust submission.	Relief sought as per Pages Trust and Russell Trust submission.										
Rolling Ridges Trust	211.2	Planning Maps	Rezone		As reasons set out in the Pages Trust and Russell Trust submission.  Further states that Council has acknowledged the growing stormwater issues at 279, 295 Pages road and an easement has been suggested for 249.	1. Rezone parts of 251, 273, 279 & 295 Pages Road from <b>General Rural Zone</b> to <b>General Residential Zone</b> as identified in the Pages Trust & Russell Trust submission.  AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.										
Rolling Ridges Trust	211.3	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA2 - Kellands Heights East Future Development Area	Considers the sequencing of development of the remaining land subject to FDA2 be amended so that the development of that land can be developed within 2 years, instead of 5 years, and accordingly re-classification of this land as a 'Priority area - 2 years'  Also considers deleting the additional requirement of SCHED15 FDA2 be deleted.	Amend <b>SCHED15 FDA2 Kellands Heights East Future Development Area - Residential Development</b> as follows:  <table border="1"> <thead> <tr> <th>Unique Identifier</th> <th>Name</th> <th>Anticipated Zone</th> <th>Timeframe for DAP</th> <th>Additional Requirement</th> </tr> </thead> <tbody> <tr> <td>FDA2</td> <td>FDA2 - Kellands Heights East Future Development Area - Residential Development</td> <td>General Residential Zone</td> <td>Priority Area - <u>5</u> <u>2</u> years</td> <td><i>Development Area Plan to be developed in conjunction with Kellands Heights West</i></td> </tr> </tbody> </table>	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	FDA2	FDA2 - Kellands Heights East Future Development Area - Residential Development	General Residential Zone	Priority Area - <u>5</u> <u>2</u> years	<i>Development Area Plan to be developed in conjunction with Kellands Heights West</i>
Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement												
FDA2	FDA2 - Kellands Heights East Future Development Area - Residential Development	General Residential Zone	Priority Area - <u>5</u> <u>2</u> years	<i>Development Area Plan to be developed in conjunction with Kellands Heights West</i>												
Venture Timaru	212.1	General	General	General	The submitter has commissioned research into what the future of Timaru could be using a status quo approach and a more aspirational approach. This research is supplied within the original submission.  [Refer original submission for full research]	No specific relief sought.										
Venture Timaru	212.2	General	General	General	The submitter is pleased to see some encouragement of housing diversity to occur -including inner/near city apartment/townhouse and in-fill and larger residential development. In particular, acknowledges and welcomes the areas mapped for future residential development and seek that the Council encourage and enables diversity of housing.  Considers in the inner City or near the city, apartment and	No specific relief sought but requests that diversity of housing provision is encouraged by council within their enabling and regulatory environment when either in-fill or new residential developments are progressed.										

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					townhouse development should be further enabled.  [Refer original submission for details]	
Venture Timaru	212.3	CCZ - City Centre Zone	General	General	Supports the Isthmus submission on better enabling Timaru inner/near city residential development. Supports their proposal to include proposed changes, and other key rules & considerations, into a Timaru specific Urban Design Guide that provides a clear and concise foundation of information which proactively communicates an enabling environment for developers, investors, and landowners to enhance housing/residential options in and near our CBD.  [Refer original submission for full reason]	Amend the <b>CCZ Chapter</b> by amending the below rules as suggested in Isthmus Group's submission:  <ul style="list-style-type: none"> <li>- Quality CCZ-R7</li> <li>- Ground floor opportunities CCZ-R5, CCZ-S3</li> <li>- First floor above commercial CCZ-R5</li> <li>- Facades CCZ-S4 (3&amp;4)</li> <li>- Vehicle crossings - CCZ-S4 (2)</li> <li>- Access lanes - Table 15 Transport General</li> <li>- Mixed Use Zones - MUZ-R11</li> </ul> <p>AND</p> <p>Amend other key rules and considerations be incorporated within a Timaru specific urban design guide that provides a clear and concise foundation of information which proactively communicates an enabling environment for developers, investors, and landowners to enhance housing/residential options in and near CBD.</p> <p>[please note the Isthmus submission referred too, is captured in Timaru District Council's own submission on the PDP].</p>
Venture Timaru	212.4	DEV3 - Washdyke Industrial Development Area	General	General	Considers it important to have 'shovel ready industrial land' and encourages the Council to enable the proactive development of a Washdyke Industrial Park within the area identified as DEV3 - Washdyke Industrial Development Plan. This area is a 'sweet spot' for growth/consolidation of existing and new food processors and manufacturers, given its access to key infrastructure.  A large portion of this land is owned by Council, whom are not the right entity to proactively develop the landholding. Such land should be sold to a developer with a proven track record of delivering an industrial park.  [Refer original submission for full reason]	Urges Council to facilitate the development of an industrial park in Washdyke by selling its land holding.
Venture Timaru	212.5	Planning Maps	Future Development Areas		Submits it is appropriate for Council to consider the next areas for expansion of industrial zoned land, including identifying cluster locations for different industry use.	Identify areas for future industrial growth.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
			overlay			
Venture Timaru	212.6	FC - Financial Contribution	General	General	Considers that it is important when apportioning Financial Contributions between developer and council that the percentage of public versus private benefit appropriately considers the long term economic and social benefits to the district and sub-region that the particular development brings - many of which will be realised over future years not just the term during or immediately post the development occurring.	No specific relief sought.
Southern Wide Helicopters	213.1	General	General	General	Supports the submission made by the New Zealand Agricultural Aviation Association.	Grant the relief sought in the submission made by the New Zealand Aviation Association.
Groundswell NZ	214.1	General	General	General	<p>Considers the District Plan fails to achieve the desired outcomes and purpose of the RMA. Considers one major failings of the RMA section 6 zoning approach is the impact it has on people. Considers there was insufficient pre consultation and community buy-in.</p> <p>Considers it is critical to have the buy in and support of property owners when developing policies relating to the protection of natural and cultural values on private land. Without that buy in, the policies will fail to achieve the desired outcomes and purpose of the RMA.</p> <p>Considers the immediate legal effect of provisions, particularly the SASMs was unfair, disrespectful to people's rights and the Council's duty of care obligations.</p> <p>Considers that the PDP should be placed on hold until the RMA failings are addressed and there is clarity around NPS Indigenous Biodiversity and RMA Replacement, The Natural and Built Environment Act, with immediate legal effect and that new zones such as SASM be withdrawn.</p> <p>[Refer original submission for full reason]</p> <p>Considers that natural, historic and cultural values be protected through an alternative mechanism that is outcomes focused and supports and empowers property owners.</p>	<p>Preferred relief sought:</p> <ol style="list-style-type: none"> <li>1. Pause the review of the PDP until the failing of the RMA outlined in this submission are addressed, and there is clarity around the NPS Indigenous Biodiversity and the RMA replacement the Natural and Built Environment Act; and</li> <li>2. withdraw those provisions that had immediate legal effect.</li> </ol> <p>If the preferred relief sought not accepted, then:</p> <ol style="list-style-type: none"> <li>3. The PDP sections relating to Section 6 of the RMA be paused.</li> </ol> <p>If the neither the 1<sup>st</sup> or 2<sup>nd</sup> preference is not accepted, then:</p> <ol style="list-style-type: none"> <li>4. Delete or pause those provisions which address Section 6 of the RMA, being: <ol style="list-style-type: none"> <li>a) natural character of the coastal environment, wetlands and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;</li> <li>b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;</li> <li>c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;</li> <li>d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;</li> <li>e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga;</li> <li>f) the protection of historic heritage from inappropriate subdivision, use, and development;</li> <li>g) the protection of protected customary rights;</li> <li>h) the management of significant risks from natural hazards.</li> </ol> </li> <li>5. Seeks that natural, historic, and cultural values be protected through an alternative mechanism that is outcomes focused and supports and empowers property owners, rather than penalizing them, with an alternative option being a non-statutory plan based on partnership with landowners and promoting an environmental policy approach with integrated and holistic outcomes that sits outside the formal plan but is referenced as</li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						meeting the councils RMA requirements, including section 6.
Groundswell NZ	<del>214.2</del>				Submission point deleted due to duplication, refer submission point 214.1.	Refer submission point 214.1.
					An alternative option is a non-statutory plan based on partnership with landowners and promoting an environmental policy approach with integrated and holistic outcomes.  [Refer original submission for full reason]	
Te Pukenga - New Zealand Institute of Skills and Technology	215.1	Definitions	Definitions	New	Request to add a new definition of Tertiary Education Activity to support the existing definition of Educational Facility.  [Refer to original submission for full reason].	Add a new definition of <b>Tertiary Education Activity</b> as follows:  <b><u>Tertiary Education Activity</u></b>  <b><u>The use of land and/or buildings for the purpose of the facilitating tertiary education, training, development, and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, community, staff and student facilities, conferencing, accommodation, retail and recreational activities.</u></b>
Te Pukenga - New Zealand Institute of Skills and Technology	215.2	Planning Maps	Rezone		Opposes the Medium Density Residential Zone for the Timaru Campus consisting of Part Lot 1 DP 60138, Lot 2 DP 60138, and Lots 2 and 3 DP 399809. Considers the zone is not appropriate for the submitter's institution.  [Refer to original submission for full reason].	1. Rezone Part Lot 1 DP 60138, Lot 2 DP 60138, and Lots 2 and 3 DP 399809 from <b>Medium Density Residential Zone to Special Purpose Tertiary Education Zone</b> with accompanying provisions as detailed within relief sought 215.3.  If the above is not accepted,  2. Rezone the Medium Density Residential Zone for Part Lot 1 DP 60138, Lot 2 DP 60138, and Lots 2 and 3 DP 399809 to Mixed Use Zone subject to the relief sought at 215.5 - 215.12.  [Refer to Table 3 of the original submission for further information]
Te Pukenga - New Zealand Institute of Skills and Technology	215.3	Special Purpose Zones	New		Considers the Timaru Campus is not a small-scale non-residential activity and does not display the characteristics of the MRZ zone.  Hence request the addition of a new Special Purpose Tertiary Education Zone, which includes supporting objectives, policies, and rules to enable the ongoing operation and development of tertiary education activities, also to align with the national planning standards.  [Refer to original submission for full reason ].	Add a new <b>Special Purpose Tertiary Education Zone</b> which includes supporting objectives, policies, and rules as set out in Appendix 3 of the submission.
Te Pukenga - New Zealand Institute of Skills and Technology	215.4	Planning Maps	Heritage Item overlay	HHI-66 Former Timaru Main School headmaster's house ('Bluestone House')	Considers HHI-66 (located at 34 Arthur Street) should reflect the boundaries which have changed as a result of a recent subdivision.	Amend the <b>Heritage Items Extent</b> overlay to reduce the extent of HHI-66 at 34 Arthur Street to reflect the cadastral boundaries as approved by subdivision as shown below:


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						 
Te Pukenga - New Zealand Institute of Skills and Technology	215.5	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Considers as an alternative option for Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809 being a Special Purpose Zone is to change to a Mixed Use Zone. Therefore, amend the objective to recognize the importance of tertiary education specifically.	<p>As alternative relief to the submitters preferred relief amend <b>MUZ-O1</b> as follows:</p> <p><b><i>MUZ-O1 Purpose of the Mixed Use Zone</i></b></p> <p><i>The Mixed Use Zone provides for a wide range of activities, including commercial activities, community facilities, educational facilities, residential activities, and existing industrial activities, in a manner that reinforces the Timaru City Centre as the district's key commercial and civic centre, and recognises the contribution to the District's and Region's social and economic wellbeing made by existing tertiary education activities.</i></p>
Te Pukenga - New Zealand Institute of Skills and Technology	215.6	MUZ - Mixed Use Zone	Policies	New	Considers as an alternative option for Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809 being a Special Purpose Zone is to change to a Mixed Use Zone. Therefore add a new policy to recognise and enable tertiary education activities specifically within the Mixed Use Zone, as well as to provide for community activities within the zone as such activities are often carried out on the site.	<p>As alternative relief to the submitters preferred relief insert a new policy as follows:</p> <p><b><i>MUZ-P7 Tertiary Education Activities and Facilities</i></b></p> <p><i>Recognise the existing tertiary education activities and facilities located within the Mixed-Use Zone and provide for their ongoing operation and development. Provide for community use of education land and buildings where such use is compatible with, and secondary to, the use of the site for education activity.</i></p>
Te Pukenga - New Zealand Institute of Skills and Technology	215.7	MUZ - Mixed Use Zone	Rules	MUZ-R10 Buildings and structures (excluding those specified in MUZ-R9)	Considers removing the controlled activity status for all new tertiary education buildings and replacing it with a permitted activity status unless they exceed a built-form threshold such as height, floor area, and building setbacks. To achieve this, amend the heading to exclude buildings and structures for tertiary education activities and facilities, and the insertion of a new rule instead.	<p>As alternative relief to the submitters preferred relief amend the title as follows:</p> <p><b><i>Buildings and structures (excluding those specified in MUZ-R9 and R11)</i></b></p>
Te Pukenga -	215.8	MUZ - Mixed	Rules	New	Request to add a new rule to ensure that new tertiary	As alternative relief to the submitters preferred relief insert a new rule <b>MUZ-R11 Buildings and</b>





Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Institute of Skills and Technology		Use Zone			education buildings, structures or additions that exceed a built-form threshold are covered by another activity status.	<p><b>structures for tertiary education activities and facilities</b> as follows:</p> <p><b><u>MUZ-R11 Buildings and structures for tertiary education activities and facilities</u></b></p> <p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER-1</u></b></p> <p><b><u>MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4 and MUZ-S7 are complied with.</u></b></p> <p><b><u>PER-2</u></b></p> <p><b><u>The new building, structure or building addition does not result in a total gross floor area that exceeds 1000m<sup>2</sup>.</u></b></p> <p><b><u>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ul style="list-style-type: none"> <li><b><u>• the matters of discretion of any infringed standard;</u></b></li> <li><b><u>• building design and layout, including interfaces with public areas;</u></b></li> <li><b><u>• pedestrian and traffic safety;</u></b></li> <li><b><u>• landscaping;</u></b></li> <li><b><u>• fencing and walls, including screening;</u></b></li> <li><b><u>• storage areas;</u></b></li> <li><b><u>• security and safety;</u></b></li> <li><b><u>• impact on privacy on any adjoining residential zone;</u></b></li> <li><b><u>• signage;</u></b></li> <li><b><u>• noise; and</u></b></li> <li><b><u>• the ability to provide service and storage spaces for solid waste</u></b></li> </ul>
Te Pukenga - New Zealand Institute of Skills and	215.9	MUZ - Mixed Use Zone	Rules	MUZ-R11 Any activities not otherwise listed in this chapter	Considers an amendment is required to reflect the new proposed MRZ-R11.	<p>As alternative relief to the submitters preferred relief amend <b>MUZ-R11</b> as follows:</p> <p><b><u>MUZ-<del>R11</del> R12 Any activities not otherwise listed in this chapter.</u></b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Technology Te Pukenga - New Zealand Institute of Skills and Technology	215.10	MUZ - Mixed Use Zone	Standards	MUZ-S2 Height in relation to boundary	Considers an amendment is required because this rule can also be applied to road boundaries as the adjoining zone is residential. It should be made clear in the rule that an exception for road boundaries is noted in APP8 - Recession Planes.	As alternative relief to the submitters preferred relief amend <b>MUZ-S2</b> as follows:  <b><i>MUZ-S2 Height in relation to boundary</i></b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i>  <i>Note: This rule does not apply to road boundaries.</i>
Te Pukenga - New Zealand Institute of Skills and Technology	215.11	MUZ - Mixed Use Zone	Standards	MUZ-S3 Setbacks	Given the addition standard sought for road boundary setback, request an amendment to MUZ-S3.	As alternative relief to the submitters preferred relief amend <b>MUZ-S3</b> as follows:  <b><i>MUZ-S3 Setbacks</i></b>  <i>Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone.</i>  <i>Note: This rule does not apply to road boundaries.</i>
Te Pukenga - New Zealand Institute of Skills and Technology	215.12	MUZ - Mixed Use Zone	Standards	New	Considers a new rule is required to ensure adequate setbacks from road boundaries are provided.	As alternative relief to the submitters preferred relief insert a new rule <b>MUZ-S7 Road Boundary Setbacks</b> as follows:  <b><i>MUZ-S7 Road Boundary Setbacks</i></b>  <i>Any building or structure must be setback a minimum of 3m from any road boundary. Matters of discretion are restricted to:</i>  <i>1. landscaping;</i> <i>2. openness, dominance and attractiveness when viewed from the street; and</i> <i>3. mitigation measures.</i>
Te Pukenga - New Zealand Institute of Skills and Technology	215.13	MUZ - Mixed Use Zone and SPTEX - Special Purpose Tertiary Education Zone	Rules		Request to provide for Te Ara's Timaru Campus as a permitted activity.	If the relief is accepted for Te Ara's Timaru Campus to be rezoned to SPTEZ or to a MUZ, then Community Facilities should be a permitted activity in both the SPTEZ and MUZ.
Simstra Family Trust	216.1	General	General	General	Supports the submissions and reasons for submissions as made by Pages and Russell Trusts.  [Refer to original submission for full reason and copy of the Pages and Russell Trusts].	Adopt the submission made by Pages and Russell Trust.
Simstra Family Trust	216.2	Planning Maps	Rezone		Considers that properties identified in Pages and Russell Trust properties which can be serviced from the existing Council	Rezone those parts of 251, 273, 279 and 295 Pages Road from <b>General Rural Zone</b> to <b>General Residential Zone</b> .

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary										
					wastewater main on Pages Road, should be zoned General Residential Zone, not General Rural Zone.  [Refer to original submission for full reason and copy of the Pages and Russell Trusts]	All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document										
Simstra family Trust	216.3	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA2 - Kellands Heights East Future Development Area	Opposes the sequencing of FDA2 - Kellands Heights East Future Development Area.	Amend <b>SCHED15 - Schedule of Future Development Areas - FDA2</b> as follows:  <table border="1"> <thead> <tr> <th><i>Unique Identifier</i></th> <th><i>Name</i></th> <th><i>Anticipated Zone</i></th> <th><i>Timeframe for DAP</i></th> <th><i>Additional requirement</i></th> </tr> </thead> <tbody> <tr> <td>FDA2</td> <td>FDA2 - Kellands Heights East Future Development Area - Residential Development</td> <td>General Residential Zone</td> <td>Priority area - <del>5</del> <u>2</u> years</td> <td><del>Development Area plan to be developed in conjunction with Kellands Heights West.</del></td> </tr> </tbody> </table>	<i>Unique Identifier</i>	<i>Name</i>	<i>Anticipated Zone</i>	<i>Timeframe for DAP</i>	<i>Additional requirement</i>	FDA2	FDA2 - Kellands Heights East Future Development Area - Residential Development	General Residential Zone	Priority area - <del>5</del> <u>2</u> years	<del>Development Area plan to be developed in conjunction with Kellands Heights West.</del>
<i>Unique Identifier</i>	<i>Name</i>	<i>Anticipated Zone</i>	<i>Timeframe for DAP</i>	<i>Additional requirement</i>												
FDA2	FDA2 - Kellands Heights East Future Development Area - Residential Development	General Residential Zone	Priority area - <del>5</del> <u>2</u> years	<del>Development Area plan to be developed in conjunction with Kellands Heights West.</del>												
Anne-Marie Ford and Mostafa Mohamed Ammar	217.1	Planning Maps	Future Development Area Overlay	FDA9 - Gleniti North Future Development Area	Considers the property at 318 Gleniti Road should be included within FDA9 as this would only constitute a minor extension of the proposed FDA to include 264, 274 and 288 Gleniti Road. This is an area that already has rural residential development present; there is ongoing demand for residential properties on the northern edge of Timaru's urban area (information supplied), it could be integrated with existing infrastructure; and would be consistent with the location and extent of the Gleniti North Rural-Residential Zone as identified in the Timaru District 2045 Growth Management Strategy.  [Refer original submission for full reason]	Amend the boundary of <b>FDA9</b> to include 318 Gleniti Road (and other properties between the existing boundary and the proposed extension);  AND  Any consequential and/or alternative amendments to address the matters raised in this submission.										

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						
<p>David Walter &amp; Charlotte Marie Hussey</p>	<p>218.1</p>	<p>Planning Maps</p>	<p>Rezone</p>		<p>Oppose the Rural Lifestyle Zone of 2, 4, 6, 12 Shaw Street and 6 &amp; 6A Hislop Street which are small in size, fully serviced, with an urban amenity and are located across the road from the Medium Density Zone (MRZ). The properties are below the minimum site area of 5000 sq metres for new Lots referred to in the RLZ-R2 and are unable to achieve the yard setback required in the Rural Lifestyle Zone. A better graduation of zoning would be achieved to zone the lots subject to this submission as General Residential Zone.</p> <p>Considers that when RLZ is applied to the properties at 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street, none of the relevant zone standards can be met such as setbacks, site coverage and minimum lot size. The lots are too small to be included in this Zone.</p> <p>[Refer original submission for full reason].</p>	<p>Rezone 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street (as indicated in attached map) from Rural Lifestyle Zone to General Residential Zone.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>Shaw Street 2, 4, 6, 12 and Hislop Street 6 &amp; 6A highlighted in yellow below.</p> 
David Walter & Charlotte Marie Hussey	<del>218.2</del>				Submission point deleted due to duplication, refer submission point 218.2.	Refer submission point 218.2.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>Shaw Street 2, 4, 6, 12 and Hislop Street 6 &amp; 6A highlighted in yellow below.</p> 
David Walter & Charlotte Marie Hussey	218.3	RLZ - Rural Lifestyle Zone	Standards	RLZ-S1 Height of buildings and structures	Oppose RLZ-S1 as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street. The standard when applied to these small Lots are overly restrictive and un-necessary within the urban precinct of Geraldine. [Refer original submission for full reason].	If the rezone request as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street isn't accepted, amend the standard to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area by providing an exemption for small lots from all of those RLZ standards which are impractical when applied to small lots.
David Walter & Charlotte Marie Hussey	218.4	RLZ - Rural Lifestyle Zone	Standards	RLZ-S3 Building coverage	Oppose RLZ-S3 as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street. The standard when applied to these small Lots are overly restrictive and un-necessary within the urban precinct of Geraldine. [Refer original submission for full reason]	If the rezone request as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street isn't accepted, amend the standard to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area by providing an exemption for small lots from all of those RLZ standards which are impractical when applied to small lots.
David Walter & Charlotte Marie Hussey	218.5	RLZ - Rural Lifestyle Zone	Standards	RLZ-S4 Boundary setbacks for buildings and structures	Oppose RLZ-S4 as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street. The standard when applied to these small Lots are overly restrictive and un-necessary within the urban precinct of Geraldine. Building setbacks of 8 metres on these small Lots are unrealistic. [Refer original submission for full reason]	If the rezone request as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street isn't accepted, amend the standard to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area by providing an exemption for small lots from all of those RLZ standards which are impractical when applied to small lots.
David Walter & Charlotte Marie Hussey	218.6	RLZ - Rural Lifestyle Zone	Standards	RLZ-S5 Boundary treatment styles	Oppose RLZ-S5 as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street as the standard impinge on property ownership rights with the urban precinct of the Geraldine Township. The properties are small in nature with subdivision consent granted by Council with the intent of them being developed as residential properties, not rural residential	If the rezone request in relation to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street isn't accepted, amend the standard to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area by providing an exemption for small lots from all of those RLZ standards which are impractical when applied to small lots.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					properties. The standard is therefore an un-necessarily restriction without providing a benefit to the natural rural landscape of the Geraldine Downs. Such controls are inconsistent with other properties in the Geraldine Township. [Refer to original submission for full reason].	
David Walter & Charlotte Marie Hussey	218.7	RLZ - Rural Lifestyle Zone	Standards	RLZ-S6 Colour reflectance	Oppose RLZ-S6 as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street as the standard impinge on property ownership rights with the urban precinct of the Geraldine Township. The properties are small in nature with subdivision consent granted by Council with the intent of them being developed as residential properties, not rural residential properties. The standard is therefore un-necessarily restriction without providing a benefit to the natural rural landscape of the Geraldine Downs. Such controls are inconsistent with other properties in the Geraldine Township. [Refer to original submission for full reason].	If the rezone request in relation to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street isn't accepted, amend the standard to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area by providing an exemption for small lots from all of those RLZ standards which are impractical when applied to small lots.
David Walter & Charlotte Marie Hussey	218.8	RLZ - Rural Lifestyle Zone	Standards	RLZ-S8 Trees Rural	Oppose RLZ-S8 as it relates to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street as the standard impinge on property ownership rights with the urban precinct of the Geraldine Township. The properties are small in nature with subdivision consent granted by Council with the intent of them being developed as residential properties, not rural residential properties. The standard is therefore un-necessarily restriction without providing a benefit to the natural rural landscape of the Geraldine Downs. Such controls are inconsistent with other properties in the Geraldine Township. [Refer to original submission for full reason].	If the rezone request in relation to 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street isn't accepted, amend the standard to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area by providing an exemption for small lots from all of those RLZ standards which are impractical when applied to small lots.
Timaru City Centre Ratepayers Action Group	219.1	General	General	General	Supports the principle of the new zone names and the overarching principle of bringing the zoning names in line with nation-wide practice. However, the implications of how these zone changes affect property owners are not well illustrated in the PDP. The summary information is inadequate and such information has been requested previously at Draft District Plan stage.	Provide property owners with a comparison of how they will be affected by the changes, such as a simple analysis of what has changed with each zone transition and the potential implications for landowners (ie. a 'before' & 'after' comparison sheet showing what restrictions/rules have and have not changed between the old and the new zoning).
Timaru City Centre Ratepayers Action Group	219.2	SD - Strategic Direction	Objectives	General	Supports the CBD is recognised in the Strategic Directions as the main retail and mixed-use commercial centre for our district and this has been enshrined in the new Strategic Directions chapter of the Proposed District Plan.  The approach of focusing future mixed use development intensification around existing city centres and transport hubs seems to align well with the recently adopted National Policy Statement on Urban Development (NPS-UD 2020).  [Refer original submission for full reason]	None specified.


Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru City Centre Ratepayers	219.3	CCZ - City Centre Zone	General	General	Supports the additional urban design controls on buildings within the retail core precinct, including verandahs, active frontage and setback controls. Suggests that these controls are extended to apply to the entire new Southern Centre Precinct.	Amend the <b>CCZ Chapter</b> to apply the urban design provisions currently applied to the Retail Core Precinct, to also apply to the Southern Centre Precinct.
Action Group					[Refer original submission for full reason]	
Timaru City Centre Ratepayers Action Group	219.4	CCZ - City Centre Zone	General	General	Considers the CityTown/City Hub project which is currently underway and its under development strategy should be referred to in the PDP, with its eventual conclusions and proposals implemented and integrated into the ongoing District Plan Review process (either adopted directly into the DP, or included as a development or regeneration area framework).	Amend the <b>CCZ Chapter</b> to reference the CityTown Strategy and ensure its conclusions and proposals are implemented through the ongoing District Plan review process.
Timaru City Centre Ratepayers Action Group	219.5	MUZ - Mixed Use Zone	Rules	General	Supports the inclusion of the new Mixed-Use Zone (MUZ) but suggest that there are additional urban design controls placed on the location and design of building frontages, landscaping and car parks within this zone to ensure that streetscapes are not overly dominated by car parks and large areas of tarmac.  [Refer original submission for full reason]	Amend the <b>MUZ Chapter</b> to add additional urban design controls, such as: <ul style="list-style-type: none"> <li>- Car parks should be prohibited from being placed in front of new buildings, instead they should be placed behind or beside new buildings, with the street frontage of the new building built up as close as possible to the road reserve;</li> <li>- Buildings should be built with active street frontages facing the street, attractive boundary treatments, screened storage areas and well landscaped car parking areas (which are visible from public areas) to ensure that they are attractively designed and that the car parking does not dominate the building.</li> </ul> <p>Consider using similar urban design controls as included for the LFRZ in APP9.</p>
Timaru City Centre Ratepayers Action Group	219.6	LFRZ - Large Format Retail Zone	Rules	General	Considers further restrictions should be placed on the LFRZ, as it has the potential to significantly adversely affect the wider local retail trade, particularly in the CBD. It is noted that unfortunately, many of the requirements imposed by the new rules will never be required to be implemented as resource consents have already been granted.  New rules are required to prevent the area negatively impacting on the viability of the existing city centre.  [Refer original submission for full reason]	Amend the rules/standards section of the <b>LFRZ-Large Format Retail Zone Chapter</b> to protect the City Centre from negative impacts, by measures such as: <ul style="list-style-type: none"> <li>- reducing the quantum of commercial floor area permitted in the Zone;</li> <li>- adding restrictions on Small Format Retail (including service retail and food and beverage retail) with the minimum size restricted to 500m<sup>2</sup>.</li> </ul>
Timaru City Centre Ratepayers Action Group	219.7	LFRZ - Large Format Retail Zone	General	General	Considers that the public and key stakeholders should have been consulted about the future of the land in this zone some time ago, before the Council (via TDHL) sold this land to a developer. The PDP is very clear about protecting and prioritising the CBD but that Council decision will negatively impact on the viability and vitality of our CBD, and our wider local economy, for decades to come.  [Refer original submission for full reason]	No specific relief sought.
Timaru City Centre Ratepayers	219.8	HH - Historic Heritage	General	General	Supports the increase in Heritage Items and the rules including those that help enable the seismic strengthening of heritage	No specific relief sought.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Action Group					<p>buildings. Heritage buildings and places contribute significantly to the character of the City.</p> <p>Also supports the identification of the new Historic Heritage Areas (Stafford St &amp; Caroline Bay) to help with preserving the cultural and social heritage</p> <p>[Refer original submission for full reason]</p>	
Timaru City Centre Ratepayers Action Group	219.9	HH - Historic Heritage	General	General	<p>Questions whether all buildings in the Heritage Areas (including those not listed in the heritage schedule) are defined as Heritage buildings and whether they are eligible to qualify for heritage grants.</p> <p>In addition, considers that given the character and identity value the heritage buildings bring to the area, there is very little financial commitment from Council.</p> <p>[Refer original submission for full reason]</p>	Requests that the Council look at providing some additional financial and/or other incentives to assist building owners within with upgrading their buildings to the required standard, within the required timeframe.
Timaru City Centre Ratepayers Action Group	219.10	HH - Historic Heritage	General	General	<p>Requests that, given the District Plan Review happens only every 10 years or more, a provision be introduced to allow new heritage items to be added the SCHED3-4 during the intervening period.</p> <p>[Refer original submission for full reason]</p>	Add to the <b>HH-Historic Heritage chapter</b> , provisions to allow new heritage items to be added to SCHED3-4, without having to wait for the next District Plan Review.
Timaru City Centre Ratepayers Action Group	219.11	HH - Historic Heritage	Policies	HH-P16 Removal or demolition of buildings in Historic Heritage Areas	<p>Considers that in order for HH-P16 to work, the DP will have to specifically define each and all buildings within the Historic Heritage Areas which do and do not, contribute to the values of the Historic Heritage Area.</p>	To identify the buildings that do (and those do not) contribute to Historic Heritage values to ensure the implementation of HH-P16.
Timaru City Centre Ratepayers Action Group	219.12	HH - Historic Heritage	Rules	HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item	<p>Notes that there is a typographical error in HH-R1.</p>	<p>Amend the Note of <b>HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item</b> as follows:</p> <p><i>Note: for <del>earthwork</del> <u>earthquake</u> strengthening and external alterations, see HH-R5 and HH-R7</i></p>
Timaru City Centre Ratepayers Action Group	219.13	HH - Historic Heritage	Rules	HH-R5 External strengthening of a Historic Heritage Item	<p>Notes that there is a typographical error in HH-R5.</p>	<p>Amend the heading of <b>HH-R5</b> as follows:</p> <p><b><u>External-Earthquake</u> strengthening of a Historic Heritage Item</b></p> <p>[...]</p>
Timaru City Centre Ratepayers Action Group	219.14	APP3 - National Guidelines for Crime Prevention through Environmental Design in New	General	General	<p>Supports the inclusion of CPTED guidance for the design of public open spaces. However, considers that it must be made clear when and how this guidance is to be used and whether it is mandatory, or not. CPTED and its principles are not 'hard and fast' rules, rather, they are guiding principles that must be adapted to fit the local context.</p> <p>[Refer original submission for full reason]</p>	Amend the relevant chapters of the PDP to make it clear when and how the guidance contained in APP3 is to be used.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Zealand				
Timaru City Centre Ratepayers Action Group	219.15	Definitions	Definitions	New	Add a new definition of <b>Crime Prevention Through Environmental Design (CPTED)</b> to the PDP. The suggested wording is from International CPTED Association (ICA), <a href="https://www.cpted.net">https://www.cpted.net</a> .	Add a new definition of <b>Crime Prevention Through Environmental Design (CPTED)</b> as follows:  <i><u>Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.</u></i>
The Tree Council	220.1	TREES - Notable Trees	Rules	TREES-R3 New activity and development within the root protection area of a notable tree	Considers that storage of materials in the root zone of a scheduled tree should be added as a Prohibited Activity.	Amend <b>TREES-R3 New activity and development within the root protection area of a notable tree</b> to create a prohibited activity status for storage of materials in the root zone of a scheduled tree.
The Tree Council	220.2	SCHED5 - Schedule of Notable Trees	SCHED5 - Schedule of Notable Trees	General	Considers that the Notable Trees Schedule should be regularly reviewed for accuracy and additional nominations processed as they are received, with qualifying trees added, for example, every 3 years. The Council's website should encourage new nominations to the Schedule from the public.	Review the Notable Trees Schedule regularly for accuracy and additional nominations processed as they are received, with qualifying trees added.
The Tree Council	220.3	TREES - Notable Trees	General	General	Opposes that the PDP requires landowner approval for a tree to be nominated and considered for scheduling. Other Council's have a different approach where any tree can be nominated for scheduling through a plan change process and the owner has the opportunity to submit. Trees are public assets enjoyed by the public at large, not private assets subject to a veto on their protection by the current short-term landowner.	Amend the approach to how nominations to schedule a tree are made, so:  - The nomination, need not come with landowner approval;  - A nomination can come as part of the assessment, plan change and public notification process with the landowner given the opportunity to submit on the plan change.
The Tree Council	220.4	TREES - Notable Trees	General	General	Considers that given the importance and critical role of large trees in our urban environment, scheduled trees should have the highest level of protection. Considers the Council should put in place a robust process whereby any proposal to remove a tree is required. It should be mandatory to publicly notify all applications to remove a tree, as these are public assets (not private).	Amend the process for removal of a scheduled tree including a mandatory requirement to publicly notify all applications.
The Tree Council	220.5	TREES - Notable Trees	General	General	Seeks confirmation that scheduled rural trees will retain their protection. Considering removing protection for scheduled trees is short sighted and irresponsible. Apart from environmental roles that mature trees play, they also play a critical role in visual amenity, heritage and character. The submitter will not hesitate to judicially review any decision to remove wholesale protection of such assets.	Clarify whether rural scheduled trees will retain their protection.
Rangitata Island Dairy Ltd	221.1	SASM - Sites and Areas of Significance to Māori	General	General	Opposes the intent of rules related to SASM23 which affects the submitter's property located on Rangitata Island, Wallace Road. Considers that the rules restrict and overregulate farming. Such regulation has come at a significant financial, time and mental health cost. The additional costs associated	Request the district plans that:  a) balances environmental, cultural, social, and economic values while ensuring rules are equitable, cost-effective, pragmatic and effects based; b) are easy to use and understand;

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					<p>with the SASM provisions are significant.</p> <p>Supports the need to protect something physical or specific that has been identified but approach needs to give equitable weight to both iwi and private landowners.</p> <p>Considers the rules are not specific as to what they are protecting and for example, SASM23 is wide ranging, that may or may not have anything to protect.</p> <p>[Refer original submission for full reason]</p>	c) acknowledge and reward the positive effects farming has on conservation; and d) recognise the importance of collaborating with rural communities to achieve desired environmental outcomes.
Rangitata Island Dairy Ltd	221.2	SASM - Sites and Areas of Significance to Māori	General	General	<p>Considers the Council needs to give landowners a fair say in these rules and the consultation process undertaken was inadequate.</p> <p>[Refer original submission for full reason]</p>	No specific relief sought.
Rangitata Island Dairy Ltd	221.3	SASM - Sites and Areas of Significance to Māori	General	General	<p>Considers the Council's advice that existing use rights override the proposed rules is flawed, as regional council consents expire and farming businesses will be 'locked in' to current operations.</p> <p>[Refer original submission for full reason]</p>	No specific relief sought.
Rangitata Island Dairy Ltd	221.4	LIGHT - Light	Rules	LIGHT-R3 Outdoor artificial lighting within Light Sensitive Areas not listed in LIGHT-R2	<p>Considers the artificial lighting rules for light sensitive area which includes the SASM overlay would have a profound effect on the operation of farming business as operation in darkness will not be possible. This will create animal welfare, logistical and financial issues.</p> <p>[Refer original submission for full reason]</p>	No specific relief sought.
Rangitata Island Dairy Ltd	221.5	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	<p>Considers the rule to be overly prescriptive and create unnecessary regulations for an essential operation on a farm, that may have been accidentally included within the SASM Overlay. Details of how the rule will affect day to day activities and the costs associated with such rules have been provided.</p> <p>[See original submission for full reasons and a working example of the implications of rules]</p>	No specific relief sought.
Rangitata Island Dairy Ltd	221.6	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R8 Shelterbelts or woodlots or plantation forestry	<p>Opposes the approach to shelterbelts and the lack of consideration of the implications of these restrictions.</p> <p>[Refer original submission for full reason]</p>	No specific relief sought.
Matthew Batty	222.1	SASM - Sites and Areas of Significance to Māori	SCHED6D Wai Taoka Area overlay	SASM22 Ōrāri River Part of extensive network of kaika mahika kai and source of water for hapua.	<p>Opposes the Wai taoka map overlay Line SASM 22 which has been placed along the boundary of 312 Ōrāri Back Road. The Wai Taoka Line should be on boundary of the farming area, not arbitrarily where the stopbank was placed in more recent times for flood protection. As shown in the attached map this still leaves a significant margin area between the edge of the farming area and the waterway.</p>	<p>Amend to remove the <b>Wai Taoka Map overlay</b> from along the Boundary of 312 Ōrāri Back Road;</p> <p>AND</p> <p>Redraw the <b>Wai Taoka overlay</b> (both the area and line map) as shown in the image below (solid line). To ensure <b>Wai Taoka overlay</b> follows the boundary of the historical farming area (solid line),</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					[see original submission for full reasons]	rather than along the stopbank (dotted line) as currently drawn. 
Timaru Civic Trust	223.1	General	General	General	Noticed that the commercial zone names has changed from the Operative Plan to the Proposed Plan. However, the implications of how these zone changes affect property owners are not well illustrated in the PDP. The summary information is inadequate and such information has been requested previously at Draft District Plan stage.	Provide property owners with a comparison of how they will be affected by the changes, such as a simple analysis of what has changed with each zone transition and the potential implications for landowners (ie. a 'before' & 'after' comparison sheet showing what restrictions/rules have and have not changed between the old and the new zoning).
Timaru Civic Trust	223.2	Definitions	Definitions	New	Add a new definition of <b>Crime Prevention Through Environmental Design (CPTED)</b> to the PDP. The suggested wording is from International CPTED Association (ICA), <a href="https://www.cpted.net">https://www.cpted.net</a> .	Add a new definition of <b>Crime Prevention Through Environmental Design (CPTED)</b> as follows: <i><u>Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.</u></i>
Timaru Civic Trust	223.3	SD - Strategic Direction	Objectives	General	Supports the CBD is recognised in the Strategic Directions as the main retail and mixed-use commercial centre for our district and this has been enshrined in the new Strategic Directions chapter of the Proposed District Plan.  The approach of focusing future mixed use development intensification around existing city centres and transport hubs seems to align well with the recently adopted National Policy Statement on Urban Development (NPS-UD 2020).  [Refer original submission for full reason]	None specified.
Timaru Civic Trust	223.4	CCZ - City Centre Zone	General	General	Supports the additional urban design controls on buildings within the retail core precinct, including verandahs, active frontage and setback controls. Suggests that these controls are extended to apply to the entire new Southern Centre Precinct.  [Refer original submission for full reason]	Amend the <b>CCZ Chapter</b> to apply the urban design provisions currently applied to the Retail Core Precinct, to also apply to the Southern Centre Precinct.
Timaru Civic Trust	223.5	CCZ - City Centre Zone	General	General	Considers the CityTown/City Hub project which is currently underway and its under development strategy should be referred to in the PDP, with its eventual conclusions and	Amend the <b>CCZ Chapter</b> to reference the CityTown Strategy and ensure its conclusions and proposals are implemented through the ongoing District Plan review process.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					proposals implemented and integrated into the ongoing District Plan Review process (either adopted directly into the DP, or included as a development or regeneration area framework).	
Timaru Civic Trust	223.6	MUZ - Mixed Use Zone	Rules	General	<p>Supports the inclusion of the new Mixed-Use Zone (MUZ) but suggest that there are additional urban design controls placed on the location and design of building frontages, landscaping and car parks within this zone to ensure that streetscapes are not overly dominated by car parks and large areas of tarmac.</p> <p>[Refer original submission for full reason]</p>	<p>Amend the <b>MUZ Chapter</b> to add additional urban design controls, such as:</p> <ul style="list-style-type: none"> <li>- Car parks should be prohibited from being placed in front of new buildings, instead they should be placed behind or beside new buildings, with the street frontage of the new building built up as close as possible to the road reserve;</li> <li>- Buildings should be built with active street frontages facing the street, attractive boundary treatments, screened storage areas and well landscaped car parking areas (which are visible from public areas) to ensure that they are attractively designed and that the car parking does not dominate the building.</li> </ul> <p>Consider using similar urban design controls as included for the LFRZ in APP9.</p>
Timaru Civic Trust	223.7	LFRZ - Large Format Retail Zone	Rules	General	<p>Considers further restrictions should be placed on the LFRZ, as it has the potential to significantly adversely affect the wider local retail trade, particularly in the CBD. It is noted that unfortunately, many of the requirements imposed by the new rules will never be required to be implemented as resource consents have already been granted.</p> <p>New rules are required to prevent the area negatively impacting on the viability of the existing city centre.</p> <p>[Refer original submission for full reason]</p>	<p>Amend the rules/standards section of the <b>LFRZ-Large Format Retail Zone Chapter</b> to protect the City Centre from negative impacts, by measures such as:</p> <ul style="list-style-type: none"> <li>- reducing the quantum of commercial floor area permitted in the Zone;</li> <li>- adding restrictions on Small Format Retail (including service retail and food and beverage retail) with the minimum size restricted to 500m<sup>2</sup>.</li> </ul>
Timaru Civic Trust	223.8	LFRZ - Large Format Retail Zone	General	General	<p>Considers that the public and key stakeholders should have been consulted about the future of the land in this zone some time ago, before the Council (via TDHL) sold this land to a developer. The PDP is very clear about protecting and prioritising the CBD but that Council decision will negatively impact on the viability and vitality of our CBD, and our wider local economy, for decades to come.</p> <p>[Refer original submission for full reason]</p>	No specific relief sought.
Timaru Civic Trust	223.9	HH - Historic Heritage	General	General	<p>Supports the increase in Heritage Items and the rules including those that help enable the seismic strengthening of heritage buildings. Heritage buildings and places contribute significantly to the character of the City.</p> <p>Also supports the identification of the new Historic Heritage Areas (Stafford St &amp; Caroline Bay) to help with preserving the cultural and social heritage.</p> <p>[Refer original submission for full reason]</p>	No specific relief sought.
Timaru Civic Trust	223.10	HH - Historic Heritage	General	General	<p>Questions whether all buildings in the Heritage Areas (including those not listed in the heritage schedule) are</p>	<p>Requests that the Council look at providing some additional financial and/or other incentives to assist building owners within with upgrading their buildings to the required standard, within the</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					defined as Heritage buildings and whether they are eligible to qualify for heritage grants.  In addition, considers that given the character and identity value the heritage buildings bring to the area, there is very little financial commitment from Council.	required timeframe.
Timaru Civic Trust	223.11	HH - Historic Heritage	General	General	Requests that, given the District Plan Review happens only every 10 years or more, a provision be introduced to allow new heritage items to be added the SCHED3-4 during the intervening period.  [Refer original submission for full reason]	Add to the <b>HH-Historic Heritage chapter</b> , provisions to allow new heritage items to be added to SCHED3-4, without having to wait for the next District Plan Review.
Timaru Civic Trust	223.12	HH - Historic Heritage	General	General	Considers it is important that the Heritage provisions and protections imparted by the PDP are applied correctly and consistently, and that they are overseen and monitored by an experienced specialist heritage planning officer.	Council to provide a dedicated specialist heritage officer to oversee and monitor the heritage provisions.
Timaru Civic Trust	223.13	HH - Historic Heritage	Policies	HH-P16 Removal or demolition of buildings in Historic Heritage Areas	Considers that in order for HH-P16 to work, the DP will have to specifically define each and all buildings within the Historic Heritage Areas which do and do not, contribute to the values of the Historic Heritage Area.	To identify the buildings that do (and those do not) contribute to Historic Heritage values to ensure the implementation of HH-P16.
Timaru Civic Trust	223.14	HH - Historic Heritage	Rules	HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item	Notes that there is a typographical error in HH-R1.	Amend the note of <b>HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item</b> as follows:  <i>Note: for <del>earthwork</del> <b>earthquake</b> strengthening and external alterations, see HH-R5 and HH-R7.</i>
Timaru Civic Trust	223.15	HH - Historic Heritage	Rules	HH-R5 External strengthening of a Historic Heritage Item	Notes that there is a typographical error in HH-R5.	Amend the heading of <b>HH-R5</b> as follows:  <b><i>External-Earthquake strengthening of a Historic Heritage Item</i></b>
Timaru Civic Trust	223.16	HH - Historic Heritage	Rules	HH-R9 Demolition of a Category B Historic Heritage Item	Considers a higher activity status should apply to the demolition of CAT B building to protect these important heritage buildings from total loss.	Amend <b>HH-R9 Demolition of a Category B Historic Heritage Item</b> as follows:  <b><i>Activity Status: Discretionary Non-complying</i></b>
Timaru Civic Trust	223.17	APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand	General	General	Supports the inclusion of CPTED guidance for the design of public open spaces. However, considers that it must be made clear when and how this guidance is to be used and whether it is mandatory, or not. CPTED and its principles are not 'hard and fast' rules, rather, they are guiding principles that must be adapted to fit the local context.  [Refer original submission for full reason]	Amend the relevant chapters of the PDP to make it clear when and how the guidance contained in APP3 is to be used.
Aggregate and Quarry	224.1	General	General	General	Considers the PDP is generally supportive of quarrying but considers this support could be clearer in places to remove any	Requests that the areas of aggregate resources be identified by the Council, with the help of the submitter.

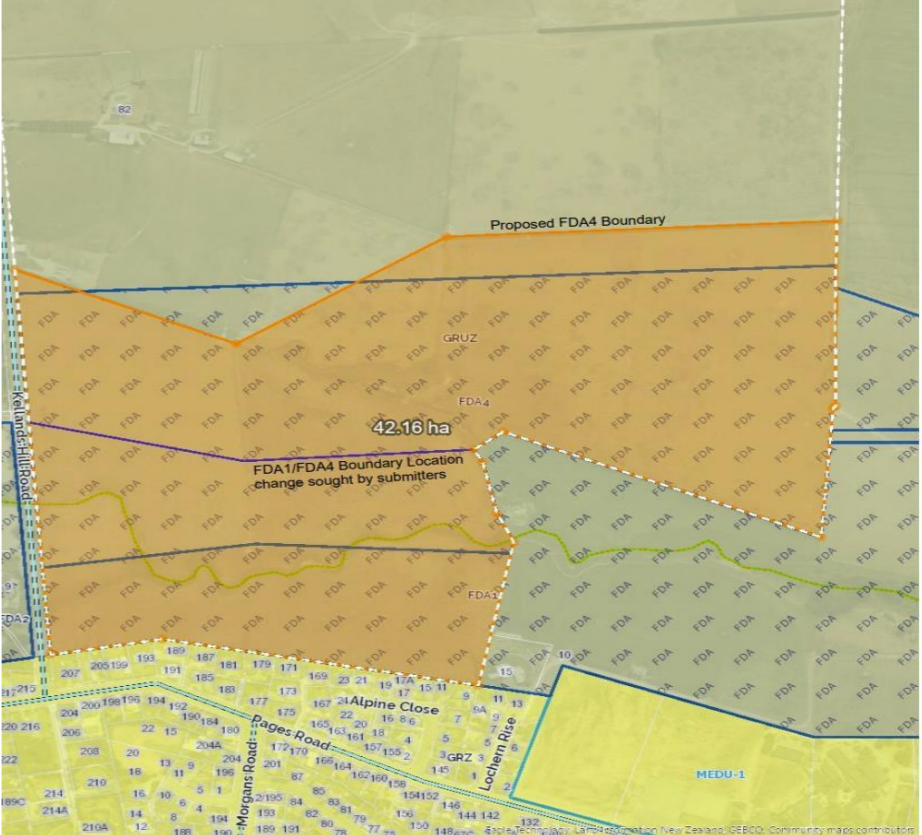
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Association					uncertainty. The submitter puts forward that aggregate is a locationally constrained resource and quarrying can only occur where suitable aggregate resource exists. It is important that the PDP does not shut off access to potential aggregate	
					resources. The submitter states that Council planning must identify where the rock is located and protect those areas from other development and alternative land uses. Transporting aggregate is very expensive.	
Aggregate and Quarry Association	224.2	Definitions	Definitions	Earthworks	Supports the definition taken from the National Planning Standards.	None specified.
Aggregate and Quarry Association	224.3	Definitions	Definitions	Primary Production	Supports the definition taken from the National Planning Standards.	None specified.
Aggregate and Quarry Association	224.4	Definitions	Definitions	Quarry	Supports the definition taken from the National Planning Standards.	None specified.
Aggregate and Quarry Association	224.5	Definitions	Definitions	Quarrying activities	Supports the definition taken from the National Planning Standards.	None specified.
Aggregate and Quarry Association	224.6	GRUZ - General Rural Zone	Objectives	GRUZ-O5 Mining and quarrying	Considers GRUZ-O5 should more clearly enable quarrying where any adverse effects can be mitigated under the effects management hierarchy.  Acknowledges the reference to 'where the resource exists' implicitly acknowledges that quarrying resources are locationally constrained.	Amend <b>GRUZ-O5</b> as follows:  <b>GRUZ-O5 Mining and quarrying</b>  <i>Mining and quarrying occurs in the General Rural Zone where the resource exists and where it will have no or minimal adverse effects <u>unless those effects can be mitigated as set out in GRUZ-P6 on the sensitive environments and sensitive activities.</u></i>
Aggregate and Quarry Association	224.7	GRUZ - General Rural Zone	Policies	GRUZ-P6 Mining and quarrying activities	Considers the policy provides a consenting pathway for medium and large-scale quarry activities using the effects hierarchy. The submitter considers the conditions listed are reasonable and most quarrying activities in rural areas would meet them. However, considers the intent of GRUZ should be to allow quarrying in rural areas unless the adverse effects cannot be managed.	Amend <b>GRUZ-P6</b> and associated rules to:  <ul style="list-style-type: none"> <li>- Allow for quarrying in rural areas unless the adverse effects cannot be managed;</li> <li>- Provide for case-by-case assessment to be done of each quarrying proposal that is made and the opportunity for any adverse effects to be mitigated.</li> </ul>
Aggregate and Quarry Association	224.8	GRUZ - General Rural Zone	Rules	GRUZ-R16 Quarries and quarrying activities [...]	Supports the permitted activity status of GRUZ-R16 relating to small quarrying in the bed of the river.  Although considers where compliance is not achieved the activity status should be changed from discretionary to restricted discretionary.	Amend <b>GRUZ-R16</b> as follows:  <b>GRUZ-R16 Quarries and quarrying activities</b>
						[...]  <b>Activity status where compliance not achieved: <del>Discretionary</del> <u>Restricted Discretionary.</u></b>  [No matters of discretion are specified in the submission]
Aggregate and Quarry Association	224.9	GRUZ -	Rules	GRUZ-R23	Supports the rule which provides a restricted discretionary	None specified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Quarry Association		General Rural Zone		Expansion of existing consented quarries	activity status for expansion of existing consented quarries.	
Aggregate and Quarry Association	224.10	GRUZ - General Rural Zone	Rules	GRUZ-R24 Mining and quarrying not listed in GRUZ-R16 or GRUZ-R23	Supports the rule which provides a restricted discretionary activity status.	None specified.
Aggregate and Quarry Association	224.11	GRUZ - General Rural Zone	Standards	GRUZ-S4 Setbacks for sensitive activities	Supports the standard relating to setbacks. The nature of extractive industry operations including noise, vibration and dust, non-compatible land uses, such as residential areas must not be allowed to encroach upon these operations or their surrounding areas. This standard provides for benefit and comfort of residents as much as it is to prevent disruption to extractive operations. Support the 500m setback provided.	None specified.
Bidwell Trust Hospital	225.1	Special Purpose Zones	New		<p>The submitter wants to ensure the hospital activities, which have a high level of community value continue to operate, develop and upgrade and are sustained and managed in a way that avoids or mitigates adverse effects on the environment. Accordingly, the submitter seeks a new a special purpose Hospital Zone (HOSZ) in the PDP to encompass the submitter's land and facilities.</p> <p>[Refer to original submission for full reason].</p>	<p>1. Amend the PDP to include a new <b>Special Purpose Hospital Zone</b> including:</p> <ol style="list-style-type: none"> <li>1. A set of objectives that achieve the following: <ol style="list-style-type: none"> <li>a. Address the zones purpose;</li> <li>b. Provide for evolving demands, services and technological changes associated with the hospital facilities, and</li> <li>c. Seek to manage adverse effects;</li> </ol> </li> <li>2. Include a new suite of policies that: <ol style="list-style-type: none"> <li>a. Seek to enable hospital activities,</li> <li>b. Only allow compatible activities,</li> <li>c. Support the future growth of the zone, and</li> <li>d. Require high quality urban form and development;</li> </ol> </li> <li>3. Include a supporting rule framework that manages land use and building and structure activities, such that: <ol style="list-style-type: none"> <li>a. Hospital activities are permitted, all other activities are discretionary,</li> <li>b. The maintenance and repair of buildings and structures is permitted,</li> <li>c. The demolition or removal of buildings and structures is permitted,</li> <li>d. Additions and alterations to buildings and structure are permitted if compliant with the associated standards, and</li> <li>e. Construction of new buildings and structures are permitted if compliant with the associated standards.</li> </ol> </li> <li>4. Include a complementary set of standards that address: <ol style="list-style-type: none"> <li>a. Maximum height of buildings and structures,</li> <li>b. Height in relation to boundary,</li> <li>c. Building setbacks,</li> <li>d. Building coverage.</li> </ol> </li> </ol> <p>AND</p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						2. Rezone 53 Elizabeth Street to <b>Special Purpose Hospital Zone</b> ;
Bidwell Trust Hospital	<del>225.2</del>				Submission point deleted due to duplication, refer submission point 225.1.	Refer submission point 225.1.
Bidwell Trust Hospital	<del>225.3</del>				Submission point deleted due to duplication, refer submission point 225.1.	Refer submission point 225.1.
Bidwell Trust Hospital	225.4	MRZ - Medium Density Residential Zone	Rules	New	<p>The submitter notes that under the current MRZ-R13, there is provision as a restricted discretionary status for community facilities, the definition of which includes the 'health' which may mean the defined term 'health care facility' which does not include hospitals. This lack of clarity created uncertainty for the submitter in terms of future operational capacity at the site. A new rule which provides for existing hospitals as permitted activity is sought.</p> <p>The submitter provides the reasons why a permitted activity status is appropriate including its long established nature, its normal working hour operation, its not for emergency services, there are no complaints from adjoining residential activities.</p> <p>[Refer to original submission for full reason].</p>	<p>If the preferred relief of a new Special Purpose Hospital Zone is not granted, then:</p> <p>Amend the <b>MRZ-Medium Density Zone chapter</b> to include a new rule for existing hospitals as a permitted activity.</p> <p>Add also, if compliance is not met then the activity status to default to Controlled, with control restricted to:</p> <ol style="list-style-type: none"> <li>1. scale, form and design of buildings; and</li> <li>2. the scale of activity; and</li> <li>3. site layout; and</li> <li>4. landscaping; and</li> <li>5. traffic generation and impact on the transport network; and</li> <li>6. the location and design of any proposed car parking and loading areas and access; and</li> <li>7. design and layout of on-site pedestrian connections; and</li> <li>8. noise, disturbance and loss of privacy of neighbours; and</li> <li>9. hours of operation; and</li> <li>10. location, size and numbers of signs.</li> </ol>
Bidwell Trust Hospital	225.5	MRZ - Medium Density Residential Zone	Objectives	New	Seeks an amendment to include a new objective to acknowledge the significance of the submitters facilities and to provide for its ongoing operation, and its future development and redevelopment is proposed.	<p>If the preferred relief of a new Special Purpose Hospital Zone is not granted, then:</p> <p>Amend the <b>MRZ-Medium Density Zone chapter</b> to include a new objective as follows:</p> <p><b><i>MRZ-OX Future growth</i></b></p> <p><b><i>Support the future expansion of the hospital within this zone where it will enable the continues use and development of the hospital while maintaining the character of the residential area.</i></b></p>
Bidwell Trust Hospital	225.6	MRZ - Medium Density Residential	Policies	New	Seeks an amendment to include a new policy to acknowledge the significance of the facilities and to provide for its ongoing operation, and its future development and redevelopment is proposed.	<p>If the preferred relief of a new Special Purpose Hospital Zone is not granted, then:</p> <p>Amend the <b>MRZ-Medium Density Zone chapter</b> to include a new policy as follows:</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Zone				<p><b><u>MRZ-PX Hospitals</u></b></p> <p><u>Recognise the benefits of, and provide for the continued use and development of existing hospitals where the scale, form and design of the hospital maintains the character, qualities and amenity values of the surrounding residential area.</u></p>
Bidwell Trust Hospital	225.7	Definitions	Definitions	New	Seeks a new definition of 'hospital' be included in the PDP to support the implementation of the proposed new HOSZ and / or the proposed new rule and policy in the MRZ.	<p>Add a new definition as follows:</p> <p><b><u>Hospital</u></b></p> <p><u>means areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.</u></p>
Ryman Healthcare Limited	226.1	General	General	General	Supports the Retirement Villages Association of New Zealand submission in order to prevent the Proposed District Plan from having a significant impact on the provision of housing and care for Timaru's growing and ageing population. The proposed changes may delay necessary retirement and aged care accommodation in the area.	<p>Relief sought as per the Retirement Villages Association of New Zealand submission;</p> <p>AND</p> <p>Recognise that the PDP could have a significant impact on the provision of housing and care for Timaru's growing ageing population.</p>
Rosa Westgarth & Jan Gibson	227.1	Planning Maps	Rezone		<p>Supports the inclusion of the recognition of the southern part of 82 Kellands Hill Road being suitable for urban development, however is concerned that the area identified for urban development (FDA1) does not appropriately reflect the contours and physical features of the site, hence request the planning map be amended to reflect this. The proposed amendments will change the areas suitable for urban development from 39ha (FDA1 and FDA4) to 42.16ha.</p> <p>Prefers an approach to rezone the land to General Residential Zone in the PDP, rather than retain the General Rural Zone with a Future Development Area overlay. Considers the rezone</p>	<p>Amend the zone and overlay of Lot 1-2, Lot 5 and Part Lot 3 DP 19552 (ID: 19295) (82 Kellands Hill Road, Timaru) as follows:</p> <ol style="list-style-type: none"> <li>1. Rezone areas identified as FDA1 in the below image from <b>GRUZ</b> to <b>GRZ</b> and remove the <b>FDA1</b> overlay.</li> <li>2. Undertake any consequential amendments to give effect to the rezoning and pathway for Development Area Plan preparation.</li> <li>3. If the rezone is not accepted, then amend the FDA boundary lines between FDA1 and FDA4, and the northern boundary of FDA4 as shown on the Plan below.</li> </ol>
					<p>aligns with recommendations in the GMS (2022) study. Considers this will also provide administrative, time and cost efficiencies, rather than a standalone plan change process.</p> <p>If Council is minded to retain the GRUZ and FDA1 overlay on the site, the submitters request that the FDA boundary lines be changed (map provided in the relief sought).</p> <p>[refer original submission for full reasons]</p>	

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary										
																
Rosa Westgarth & Jan Gibson	227.2	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	<p>Considers that SCHED15 is unclear where it sets out the “timeframe for DAP”. It is not clear whether it’s the timeframe in which the DAP will have been developed, notified or operative; nor whether the timeframe applies from the date of notification of the PTDP, or the date of SCHED15 becoming operative.</p> <p>The submitter also considers that given the proximity of FDA4 to the Timaru Urban Area and other Future Development Areas, the 10 year timeframe for the preparation of the Development Area Plan for FDA4 is inappropriately long.</p> <p>In addition, if the primary relief sought to rezone land is accepted, the reference to FDA1 will no longer be required.</p>	<p>1. Amend heading of <b>SCHED15 - Schedule of Future Development Areas</b> as follows:</p> <table border="1" data-bbox="1792 1142 2831 1516"> <thead> <tr> <th data-bbox="1792 1142 1997 1213">Unique identifier</th> <th data-bbox="1997 1142 2172 1213">Name</th> <th data-bbox="2172 1142 2386 1213">Anticipated Zone</th> <th data-bbox="2386 1142 2602 1516">Timeframe: <del>for</del> <b><u>The DAP shall be prepared within the timeframe specified. The timeframe begins on 22 September 2022.</u></b></th> <th data-bbox="2602 1142 2831 1213">Additional Requirement</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>AND</p> <p>2. Include a timeframe for the notification of the plan change to incorporate the Development Area Plan and anticipated zone into the Proposed District Plan.</p> <p>3 Amend <b>SCHED15 Schedule of Future Development Areas</b> timeframe for FDA4, as it applies to the site, to less than 10 years.</p>	Unique identifier	Name	Anticipated Zone	Timeframe: <del>for</del> <b><u>The DAP shall be prepared within the timeframe specified. The timeframe begins on 22 September 2022.</u></b>	Additional Requirement					
Unique identifier	Name	Anticipated Zone	Timeframe: <del>for</del> <b><u>The DAP shall be prepared within the timeframe specified. The timeframe begins on 22 September 2022.</u></b>	Additional Requirement												

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						4. If the primary relief sought by the submitter (rezone that part of the site covered by FDA1 to GRZ), is accepted, delete the reference to FDA1 in SCHED15.
Rosa Westgarth & Jan Gibson	227.3	FDA - Future Development Area	Introduction	General	It should be made clear in the in the Introductory Text that Timaru District Council is responsible for preparing Development Area Plans as is stated in Policy FDA-P3.	Amend the Introduction to the <b>FDA - Future Development Areas</b> Chapter as follows:  [...]  <i>Timaru District Council will prepare a Development Area Plan for each Future Development Area to meet the timeframes set out in SCHED15 - Schedule of Future Development Areas Development Area Plans will be required for each Future Development Area to ensure areas within the overlay are developed sustainably and that all the effects of development are assessed and addressed in advance of development occurring. The level of analysis and detail required in each Development Area Plan should correspond with the type and scale of development. Development Area Plans are contained in the Development Area Plan chapters.</i>  [...]
Rosa Westgarth & Jan Gibson	227.4	FDA - Future Development Area	Objectives	FDA-O1 Availability of land for future development	Considers that the objective is appropriate, however the reference to 'urban development' should be used to align with the definition in the Proposed District Plan.	Amend <b>FDA-O1 Availability of land for future development</b> as follows:  <i>Land in the Future Development Area Overlay remains available for <del>future</del> urban <u>development</u> or rural lifestyle development.</i>
Rosa Westgarth & Jan Gibson	227.5	FDA - Future Development Area	Objectives	FDA-O2 Development within the Future Development Area	Considers the objective is appropriate, however the reference to 'urban development' should be used to align with the definition in the PDP, and the reference to 'anticipated zone' should be used to align with SCHED15.	Amend <b>FDA-O2 Development within the Future Development Area</b> as follows:  <i>Urban <u>development growth</u> or rural lifestyle development does not occur within the Future Development Area Overlay until <u>the land</u> it is rezoned for the <u>anticipated zone identified future land use</u> and a <u>comprehensive</u> Development Area Plan is approved as part of <del>that</del> <u>the plan change</u> process.</i>
Rosa Westgarth & Jan Gibson	227.6	FDA - Future Development Area	Objectives	FDA-O3 Unanticipated and out of sequence development	Considers FDA-O3 appropriate.	Retain as notified.
Rosa Westgarth & Jan Gibson	227.7	FDA - Future Development Area	Policies	FDA-P1 Activities within the Future Development Area Overlay	Considers the policy is appropriate, however the reference to "urban development" should be used to align with the definition in the PDP.	Amend <b>FDA-P1 Activities within the Future Development Area Overlay</b> as follows:  <i>In the Future Development Area Overlay:</i>  <i>1. Enable primary production activities that:</i>  <i>a. will not compromise the ability to develop the area for urban <u>development growth</u> or rural lifestyle purposes; and</i>  <i>b. will be compatible with those activities once that development occurs; and</i>  <i>2. Only allow other activities that are unlikely to compromise the ability to develop the area for urban <u>development</u> or rural lifestyle purposes; and</i>  <i>3. Avoid activities that will likely compromise the ability to develop the area for urban <u>development</u> or rural lifestyle purposes unless:</i>

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						<p>a. the activities will not constrain, limit or compromise the ability to comprehensively develop the area; and</p> <p>b. the activities are compatible once that development occurs; or</p> <p>c. the activities are cost effective and practical to remove or relocate.</p>
Rosa Westgarth & Jan Gibson	227.8	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Considers the policy is appropriate, however the reference to “urban development” should be used to align with the definition in the PDP.	<p>Amend <b>FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay</b> as follows:</p> <p>Urban <b>development</b> and rural lifestyle development within the Future Development Area overlay is required to:</p> <ol style="list-style-type: none"> <li>1. be undertaken in accordance with <b>the</b> sequence set out in SCHED15 - Schedule of Future Development Areas in order to avoid adverse effects on urban consolidation; and</li> <li>2. be developed in accordance with the anticipated <b>zone land-use</b> set out in SCHED15 - Schedule of Future Development Areas; and</li> <li>3. <b>be undertaken in accordance with submit a plan change that includes</b> a Development Area Plan prepared <b>and implemented</b> in accordance with FDA-P4.</li> </ol>
Rosa Westgarth & Jan Gibson	227.9	FDA - Future Development Area	Policies	FDA-P3 Prioritised Future Development Areas	Considers that the policy should provide greater direction and clarity on which party will initiate the plan change required to incorporate the Development Area Plan and anticipated zone into the PDP.	<ol style="list-style-type: none"> <li>1. Amend <b>FDA-P3 Prioritized Future Development Areas</b> as follows: <i>Timaru District Council will prepare <b>the</b> Development Area Plans for the future development areas <b>listed indicated as priority areas</b> in SCHED15 - Future Development Area <b>and identified on the Planning Maps.</b></i></li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>2. Specify which party will initiate the plan change to incorporate the Development Area Plan and anticipated zone into the PDP.</li> </ol>
Rosa Westgarth & Jan Gibson	227.10	FDA - Future Development Area	Policies	FDA-P4 Development Area Plans	The submitter considers that Policy FDA-P4 should recognise the natural hazard risk associated with flooding is caused or exacerbated by inadequate or insufficient infrastructure beyond the site. Also, the policy should recognise the need for consultation with landowners whose sites are affected by the Development Area Plan.	<p>Amend <b>FDA-P4 Development Area Plans</b> as follows:</p> <p><i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i></p> <p>[...];</p> <p><b>4. the topography and natural and physical constraints of the site, <u>and those constraints which lie beyond the site but which may affect the site</u>, including natural hazards and areas of contamination;</b></p> <p>[...]</p> <p><b>14. the outcomes arising from consultation with the landowners of the site.</b></p>
Rosa Westgarth & Jan Gibson	227.11	FDA - Future Development Area	Policies	FDA-P5 Unanticipated and out of sequence	Considers FDA-P5 is appropriate.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				urban development		
Rosa Westgarth & Jan Gibson	227.12	FDA - Future Development Area	Rules	FDA-R1 Primary production not otherwise addressed in the Rules section	Considers FDA-R1 is appropriate.	Retain as notified.
Rosa Westgarth & Jan Gibson	227.13	FDA - Future Development Area	Rules	FDA-R2 Buildings accessory to primary production	Considers FDA-R2 is appropriate.	Retain as notified.
Redwood Group	228.1	LFRZ - Large Format Retail Zone	General	General	<p>The submitter opposes the objectives, policies and a number of standards in the LRFS, and seeks that these be amended to reflect agreed and consented (and partially developed) retail thresholds at 223 Evans Street (Showgrounds), and to continue to provide for restaurants and cafes and to make amendments to provide for residential activities on the land.</p> <p>The submitter has an agreement with Timaru District Holdings Limited to develop the site for retail and other supporting activities and has resource consent, which includes development thresholds, and the PDP provisions for the LFRZ are in direct conflict with the resource consent and the current agreed development thresholds for the site.</p> <p>In addition, the submitter considers the site is suitable for residential development given its convenient location, number of on-site staff, and existing environment.</p> <p>[Refer original submission or full reason]</p>	<p>1. Amend the objectives, policies and rules to reflect the consented environment, and fully optimise the development opportunities, vision and outcomes it holds for the locality by:</p> <p>a) Amending the provisions to include commercial, retail, residential and food and beverage activities as permitted;</p> <p>AND</p> <p>a) Any additional amendments required to support the full development of the site as a mixed use (including retaining the proposed 12m height limit);</p> <p>OR</p> <p>2. Should this first relief not be granted, the LFRZ and associated provisions are deleted in their entirety and replaced with the operative district plan zoning and provisions, with amendments to provide for residential activity.</p> <p>AND</p> <p>Any other consequential amendments, as are considered appropriate and necessary to address the concerns set out in this submission.</p>
Redwood Group	228.2	Planning Maps	Large Form at Retail Zone		<p>Supports the proposed Large Format Retail Zone for 223 Evans Street as it has been established as a commercial centre for large format retail, smaller retail and food outlets.</p> <p>[Refer to original submission for full reason].</p>	<p>None specified;</p> <p>BUT</p> <p>Note other relief sought by the submitter on provisions of the LFRZ.</p>
Redwood Group	228.3	LFRZ - Large Format Retail Zone	Standards	LFRZ-S5 Development staging thresholds	<p>The proposed extended retail GFA thresholds in the LFRZ set the perception that these are the timeframes under which development will occur. This is not the case, given that a resource consent has been approved for development to occur in accordance with the Commercial 2A operative plan development thresholds. This resource is currently being implemented.</p> <p>[Refer to original submission for full reason].</p>	<p>While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made:</p> <p>Amend <b>LFRZ-S5 Development staging thresholds</b> to reflect the GFA maximums in the Operative District Plan and existing resource consent.</p>
Redwood Group	228.4	LFRZ - Large Format Retail	Rules	LFRZ-R6 Cafes	<p>The subject site has been established as a commercial centre for large format retail, smaller retail and food outlets.</p>	<p>While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made:</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Zone				<p>Amend <b>LFRZ-R6 Cafes</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><del>PER-1</del></p> <p><del>Any café does not exceed 150m<sup>2</sup> in gross floor area; and</del></p> <p><del>PER-2</del></p> <p><del>There are not more than two cafes located within the zone; and</del></p> <p><b>PER-3</b></p> <p>LFRZ-S4 is complied with; and</p> <p><b>PER-4</b></p> <p>LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><b>Note:</b> any associated building and structure must be constructed in accordance with LFR-R9.</p>
Redwood Group	228.5	LFRZ - Large Format Retail Zone	Rules	LFRZ-R12 Commercial activities not otherwise specified in this chapter	The subject site has been established as a commercial centre for large format retail, smaller retail and food outlets. The submitter seeks provisions to allow for full development of the site for mixed-uses.	<p>While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made:</p> <p>Delete <b>LFRZ-R12 Commercial activities not otherwise specified in this chapter.</b></p>
Redwood Group	228.6	LFRZ - Large Format Retail Zone	Rules	LFRZ-R14 Restaurants	The submitter notes that restaurants are currently permitted within the Commercial 2A zone. It is not considered appropriate to change the activity status for these in the LFRZ as this is in direct conflict with the commercial agreement, operative provisions and approved resource consent.	<p>While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made:</p> <p>Amend <b>LFRZ-R14 Restaurants</b> as follows:</p> <p><b>Activity status: <del>Non-complying-Permitted</del></b></p>
Kāinga Ora	229.1	Definitions	Definitions	Flood Risk Certificate	Supports this definition as it provides clarity of the application of Natural Hazard rules.	Retain definition of Flood Risk Certificate as notified.
Kāinga Ora	229.2	Definitions	Definitions	Hazard Overlay	Opposes flood plain hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. The Overlays will create unnecessary additional cost and uncertainty for landowners and land developers. Considers that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to statutory maps.	<p>Delete the proposed hazard overlay(s) being the Earthquake Fault (Infrastructure or Facilities) Awareness Areas; Earthquake Fault (Subdivision) Awareness Areas; Flood Assessment Area; High Hazard Areas and Liquefaction Awareness Area from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan;</p> <p>AND</p> <p>Amend and make consequential changes to give effect to this submission.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					[see original submission for full reasons]	[see submission points made on Natural Hazard chapter]
Kāinga Ora	229.3	Definitions	Definitions	National Grid Subdivision Corridor	Opposes the proposed National Grid Subdivision corridor provisions that are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid. (See related submission regarding the National Grid provisions in their entirety).	Delete the definition of <b>National Grid Subdivision Corridor</b> .
Kāinga Ora	229.4	Definitions	Definitions	Stormwater neutrality	The definition of 'Stormwater neutrality' and its associated provisions are opposed. Reasoning is discussed further in the submission points relating to stormwater management in the General District wide rules section.	Delete the definition of <b>Stormwater Neutrality</b> .
Kāinga Ora	229.5	Definitions	Definitions	Stormwater neutrality device	Concerns over the stormwater neutrality approach taken in the proposed plan. While the definition is appropriate, amendments sought for a number of provisions which use the definition of 'Stormwater Neutrality Device'. Reasoning is discussed further in the submission points relating to stormwater management in the General District wide rules section.	Delete the definition of <b>Stormwater Neutrality Device</b> .
Kāinga Ora	229.6	Definitions	Definitions	Supported residential care activity	Supports this definition as it captures activities which are necessary.	Retain definition of <b>Supported Residential Care Activity</b> as notified.
Kāinga Ora	229.7	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	None specified.	Retain <b>SD-O1</b> as notified.
Kāinga Ora	229.8	SD - Strategic Direction	Objectives	SD-O3 Climate Change	None specified.	Retain <b>SD-O3</b> as notified.
Kāinga Ora	229.9	SD - Strategic Direction	Objectives	SD-O4 Natural Hazards	Supports this objective in principle, but has some concerns around what is 'unacceptable'. The submitter views that SD-O4 should be amended to more explicitly refer to unacceptable risk being risks to life and human safety.	Amend <b>SD-O4</b> as follows: <b>SD-O4 Natural Hazards</b>  <i>Natural hazards risks are addressed so that:</i>  <i>i. areas subject to natural hazards and risk are identified;</i>  <i>ii. development is avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable <u>to human health and safety</u>; and</i>  <i>iii. for other areas, natural hazards risks are appropriately mitigated.</i>
Kāinga Ora	229.10	SD - Strategic Direction	Objectives	SD-O6 Business Areas and Activities	Supports this objective as it provides for business land supply, consistent with Policy 2 of the NPSUD.	Retain <b>SD-O6</b> as notified.
Kāinga Ora	229.11	SD - Strategic Direction	Objectives	SD-O7 Centres	Supports this objective as it provides appropriate high level direction for how centres are to be managed in the district.	Retain <b>SD-O7</b> as notified.
Kāinga Ora	229.12	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Supports this objective as it provides for transport choice and flexibility, as well as seeking coordination and integration of new infrastructure.	Retain <b>SD-O8</b> as notified.
Kāinga Ora	229.13	UFD - Urban Form and	Objectives	UFD-O1 Settlement Patterns	Considers clause (iii) should be amended to reflect terminology used in the RMA. Concerned that the lower level	Amend <b>UFD-O1</b> as follows:



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Development			provisions do not adequately give effect UFD-O1, in particular the Future Development Areas.	<p><b>UFD - O1 Settlement Patterns</b></p> <p>A consolidated and integrated settlement pattern that:</p> <p>i. efficiently accommodates future growth and capacity for commercial, industrial, community and residential activities, primarily within the urban areas of the Timaru township, and the existing townships of Temuka, Geraldine, and Pleasant Point;</p> <p>ii. is integrated with the efficient use <u>of infrastructure</u>;</p> <p>iii. <del>reduces</del> <u>minimises</u> adverse effects on the environment, including energy consumption, carbon emissions and water use;</p> <p>iv. protects drinking water supplies from the adverse effects of subdivision, use and development;</p> <p>[...]</p> <p>AND</p> <p>Ensure that lower-level provisions (specifically those relating to Future Development Areas) give effect to UFD-O1.</p>
Kāinga Ora	229.14	EI - Energy and Infrastructure	General	General	Considers the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	<p>Review the full package of provisions including the objectives, policies, rules and definitions relating to National Grid Infrastructure within the EI chapter.</p> <p>[See detailed submission on provisions relate to National Grid Infrastructure below]</p>
Kāinga Ora	229.15	EI - Energy and Infrastructure	Objectives	EI-O1 Regionally Significant Infrastructure	None specified.	Retain as notified.
Kāinga Ora	229.16	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	None specified.	Retain as notified.
Kāinga Ora	229.17	EI - Energy and Infrastructure	Objectives	EI-O3 Adverse effects of other infrastructure	None specified.	Retain as notified.
Kāinga Ora	229.18	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Considers the objective as drafted could result in land which is zoned for residential development being un-useable. Also considers that the 'upgrading or development' should be deleted from the policy as it would be difficult to manage adverse effects on a potential future state.	<p>Amend EI-O4 as follows:</p> <p><b>EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities</b></p> <p>The efficient operation, maintenance, repair, <del>upgrading or development</del> of Regionally Significant Infrastructure and lifeline utilities are not constrained or compromised by <del>the adverse effects of subdivision, use and development, including</del> reverse sensitivity effects.</p>
Kāinga Ora	229.19	EI - Energy and Infrastructure	Policies	EI-P1 Recognising	None specified.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Infrastructure		the benefits of Regionally Significant Infrastructure and Lifeline Utilities		
Kāinga Ora	229.20	EI - Energy and Infrastructure	Policies	EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure	<p>Considers that EI-P2 should be expanded to include reference to adverse effects on health and wellbeing.</p> <p>Concerned that under clause (c), there is a potential difference as to what is considered acceptable effects to infrastructure providers, are often greater than the standards relating to effects that are acceptable for other users to experience.</p>	<p>Amend <b>EI-P2</b> as follows:</p> <p><b><i>EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure</i></b></p> <p><i>1. Provide for Regionally Significant Infrastructure and other infrastructure where any adverse effects are appropriately managed by:</i></p> <ol style="list-style-type: none"> <li><i>a. seeking to avoid adverse effects on the identified values and qualities of Outstanding Natural Landscapes and Outstanding Natural Features, Visual Amenity Landscapes, the Coastal Environment, Significant Natural Areas, High Naturalness Waterbodies Areas, Sites of Significance to Māori, historic heritage, cultural, and archaeological areas, riparian margins and notable trees; and</i></li> <li><i>b. controlling the height, bulk and location of Regionally Significant Infrastructure and other infrastructure, consistent with the role, function, character and identified qualities of the underlying zone; and</i></li> <li><i>c. requiring compliance with recognised standards or guidelines relating to <u>acceptable noise, vibration, radiofrequency fields and electric and magnetic fields for noise sensitive activities</u>; and</i></li> <li><i>d. <u>minimising adverse effects on human health, wellbeing and amenity</u>; and</i></li> <li><i>e. <del>d.</del> requiring the undergrounding of network utilities in new areas of urban development; and</i></li> <li><i>f. <del>e.</del> minimising adverse visual effects on the environment through landscaping and/or the use of recessive colours and finishes; and</i></li> <li><i>g. <del>f.</del> allow new water infrastructure, including open drains, ponds and structures for the reticulation and storage of water for agricultural and horticultural activities in sensitive environments where the adverse effects can be minimised; and</i></li> <li><i>h. <del>g.</del> requiring other infrastructure to adopt sensitive design to integrate within the site, existing built form and/or landform and to maintain the character and qualities of the surrounding area;</i></li> </ol> <p>[...]</p>
Kāinga Ora	229.21	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	<p>Considers the policy as drafted could result in land which is zoned for residential development being unable to be developed as intended. The Submitter views that the policy should be amended to focus on the management of effects.</p>	<p>Amend <b>EI-P3</b> as follows:</p> <p><b><i>EI-P3 Adverse effects on Regionally Significant Infrastructure</i></b></p> <ol style="list-style-type: none"> <li><i>1. <del>Ensure a</del><u>New</u> incompatible activities are appropriately located or designed <u>so that reverse sensitivity effects are managed</u> so they do not compromise or constrain the safe, effective and efficient operation, maintenance, repair, development or upgrading of any Regionally Significant Infrastructure and lifeline utilities; and</i></li> <li><i>2. Recognise and provide for the safe and efficient operation, maintenance, upgrading, removal and development of the National Grid by:</i> <ol style="list-style-type: none"> <li><i>a. avoiding the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and avoiding subdivision, use and development <u>which will result in reverse sensitivity effects</u> that <del>may</del> <u>will</u> compromise the operation, maintenance, repair,</i></li> </ol> </li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>upgrading, renewal, or development of the National Grid; and</i> b. [...] [...]
Kāinga Ora	229.22	EI - Energy and Infrastructure	Rules Section D - Rules for the National Grid	EI-R27 Buildings or structures within the National Grid Yard	Opposes the National Grid provisions and seeks the full package of provisions (objectives, policies, rules and definitions) be reviewed. Considers the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Amend EI-R27 as follows: <b>EI-R27 Buildings or structures within the National Grid Yard</b>  <b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  <i>In the National Grid Yard:</i>  1. any alteration or addition to an existing building or structure for a sensitive activity <b>does not involve an increase in the building height for network utility structures or footprint</b> ; or  2. it is a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or  3. [...]  [...]  [TDC staff noticed the formatted track change does not align with relief sought, which might be a typo in original submission]
Kāinga Ora	229.23	EI - Energy and Infrastructure	Rules Section D - Rules for the National Grid	EI-R29 Subdivision of land within the National Grid Subdivision Corridor	Opposes the National Grid provisions and seeks the full package of provisions (objectives, policies, rules and definitions) be reviewed. Considers the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.	Delete <b>EI-R29</b> .
Kāinga Ora	229.24	SW - Stormwater Management	General	General	Concerns around the proposed plans approach to stormwater management. The proposed provisions discourage intensification in accordance with plan zoning. The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district. Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.	Delete <b>SW-Stormwater Chapter</b> .  AND  The Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is reasonable;  AND  Develop new provisions relating to stormwater which are:  - based on complete and accessible technical advice;  - provide clarity about the relationship of on-site stormwater management and the

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>payment of financial contributions.</p> <p>- seek a simpler regime for managing stormwater onsite.</p> <p>- provide alternative options to storage tanks as stormwater management options.</p> <p>- provide more clarity around the relationship of on-site stormwater management and the payment of financial contributions.</p>
Kāinga Ora	229.25	TRAN - Transport	Objectives	TRAN-O1 Safe, efficient, integrated and sustainable land transport infrastructure	None specified.	Retain as notified.
Kāinga Ora	229.26	TRAN - Transport	Objectives	TRAN-O2 Transport related effects	None specified.	Retain as notified.
Kāinga Ora	229.27	TRAN - Transport	Objectives	TRAN-O3 Adverse effects on land transport infrastructure	While reverse sensitivity needs to be taken into consideration, land which has been zoned for a specific use, should be able to be used in line with the zoning. Considers the policy is amended to give clearer direction.	<p>Amend <b>TRAN-O3</b> as follows:</p> <p><b>TRAN-O3 Adverse effects on land transport infrastructure</b></p> <p><i>Land transport infrastructure is not compromised by incompatible activities that <del>may will</del> result in <del>adverse conflict or</del> reverse sensitivity effects.</i></p>
Kāinga Ora	229.28	TRAN - Transport	Policies	TRAN-P1 Active transport	None specified.	Retain as notified.
Kāinga Ora	229.29	TRAN - Transport	Policies	TRAN-P2 Public transport	None specified.	Retain as notified.
Kāinga Ora	229.30	TRAN - Transport	Policies	TRAN-P5 Road classification	Supports the policy in principle, but seeks that safety is added.	<p>Amend <b>TRAN-P5</b> as follows:</p> <p><b>TRAN-P5 Road classification</b></p> <p><i>Require the District's roads to be classified and built according to their anticipated function and maintained to enable land transport infrastructure to operate <b>safely and</b> effectively.</i></p>
Kāinga Ora	229.31	TRAN - Transport	Policies	TRAN-P6 Effects on land transport infrastructure	None specified.	Retain as notified.
Kāinga Ora	229.32	TRAN - Transport	Policies	TRAN-P7 High traffic generating activities	None specified.	Retain as notified.
Kāinga Ora	229.33	TRAN - Transport	Policies	TRAN-P8 Parking, loading and manoeuvring	<p>Supports the policy generally, however seeks that: - the reference the vehicle manoeuvring is deleted as not all sites will be designed to accommodate vehicle loading.</p> <p>Landscaping is only provided for large parking areas.</p>	<p>Amend <b>TRAN-P8</b> as follows:</p> <p><b>TRAN-P8 Parking, loading and manoeuvring</b></p> <p><i>Require land use activities to provide:</i></p> <p>1. <i>efficient, effective and safe servicing <del>and vehicle manoeuvring facilities on-site</del>, including for emergency service vehicles;</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary																				
						<p>2. accessible parking spaces on-site for non-residential activities with a large floor area;</p> <p>3. safe access for pedestrians and cyclists through parking areas, that are designed to reduce opportunities for crime through the demonstrated implementation of CPTED; and</p> <p>4. landscaping <del>is</del> provided <b>in large</b> parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.</p>																				
Kāinga Ora	229.34	TRAN - Transport	Rules	TRAN-R3 New vehicle access way	Seeks amendments and clarity on TRAN-S10.	Retain <b>TRAN-R3</b> as proposed, noting submission on TRAN-S10.																				
Kāinga Ora	229.35	TRAN - Transport	Rules	TRAN-R8 New private ways	Supports TRAN-R8 but seeks amendments and clarity on TRAN-S10.	Retain <b>TRAN-R8</b> as proposed, noting submission on TRAN-S10.																				
Kāinga Ora	229.36	TRAN - Transport	Standards	TRAN-S10 Vehicle access way requirements	<p>Considers the formation requirements for more than 3-9 residential units is overly prescriptive and may inhibit further residential intensification.</p> <p>Considers the note which states that 'vehicle access ways where 10 or more parking spaces are provided, should be vested as a road' does not appear to be an equivalent rule for road vesting.</p>	<p>Clarify if access ways which serve more than 10 parking spaces must be vested as a road, or if more than 10 parking spaces results in the requirement for a Restricted Discretionary Activity consent.</p> <p>AND</p> <p>Amend <b>TRAN-S10 Vehicle access way requirements</b> as follows:</p> <p><b>Table 15 - Vehicle access way requirements</b></p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Development served</th> <th>Minimum vehicle access way width</th> <th>Minimum vehicle access way formed width</th> <th>Maximum length</th> <th>Maximum gradient**</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Residential Zones</td> <td>1 to 2 parking spaces</td> <td>3.5m**</td> <td>2.7m</td> <td>No limit</td> <td rowspan="3">1:5 (20%)</td> </tr> <tr> <td>3 to 9 parking spaces*</td> <td>5m</td> <td><del>4m</del> 3.5m</td> <td>No Limit</td> </tr> <tr> <td><u>10+parking spaces</u></td> <td><u>6.5m</u></td> <td><u>4.5m</u></td> <td><u>No Limit</u></td> </tr> </tbody> </table>	Zone	Development served	Minimum vehicle access way width	Minimum vehicle access way formed width	Maximum length	Maximum gradient**	Residential Zones	1 to 2 parking spaces	3.5m**	2.7m	No limit	1:5 (20%)	3 to 9 parking spaces*	5m	<del>4m</del> 3.5m	No Limit	<u>10+parking spaces</u>	<u>6.5m</u>	<u>4.5m</u>	<u>No Limit</u>
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Kāinga Ora	229.37	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Considers that the proposed objective is appropriate.	Retain as notified.																				
Kāinga Ora	229.38	NH - Natural Hazards	General	General	<p>Supports the identification of natural hazards, however due to the dynamic nature of natural hazards amendments are sought so that these areas are mapped on GIS layers which sit outside of the Statutory Maps.</p> <p>[see original submission for full reasons]</p>	<p>Delete the proposed hazard overlays from the PDP and hold this information in non-statutory GIS maps which sit outside the proposed plan;</p> <p>AND</p> <p>Make consequential changes to give effect to this submission, especially for <b>NH-P1, NH-P4, NH-R4, NH-R7, NH-R8, NH-S1, NH-S2.</b></p>																				
Kāinga Ora	229.39	Planning Maps	Hazard Overlay		Supports the identification of natural hazards, however due to the dynamic nature of natural hazards amendments are sought	Delete the Hazard Overlays from the PDP being:																				

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					so that these areas are mapped on GIS layers which sit outside of the Statutory Maps.  [see original submission for full reasons]	<ul style="list-style-type: none"> <li>• <b>Earthquake Fault (Infrastructure or Facilities) Awareness Areas;</b></li> <li>• <b>Earthquake Fault (Subdivision) Awareness Areas;</b></li> <li>• <b>Flood Assessment Area;</b></li> <li>• <b>High Hazard Areas;</b> and</li> <li>• <b>Liquefaction Awareness Area</b></li> </ul>
Kāinga Ora	229.40	NH - Natural Hazards	Policies	NH-P8 Overland Flow Paths	Considers it is not clear how these areas are identified.	Amend <b>NH-P8</b> Overland Flow Paths to delete reference to Overland Flow Paths, or insert sufficient text and/ or provisions so it is clear about how overland flow paths are identified, and how this information is available to plan users.
Kāinga Ora	229.41	SUB - Subdivision	Objectives	SUB-O1 General subdivision design	Supports the objective generally but seeks that clause (1) refers to 'planned' character.  Also seek that Clause (3) is deleted as this should be managed through clause (1).	Amend <b>SUB-O1 General subdivision design</b> as follows:  <b>SUB-O1 General subdivision design</b>  <i>New subdivisions will:</i>  1. accord with the purpose, <b>planned</b> character and qualities of the zone; and 2. respond positively to the physical characteristics of the site and its context; and  <del>3. maintain and enhances amenity values and the quality of the environment;</del>  4. be accessible, connected and integrated with surrounding neighbourhoods; and  [...]
Kāinga Ora	229.42	SUB - Subdivision	Policies	SUB-P1 Subdivision	Supports the Policy generally, but seeks that clause (1) refers to 'planned' character.	Amend <b>SUB-P1 Subdivision</b> as follows:  <b>SUB-P1 Subdivision</b>  <i>Require subdivision design to accord with the purpose, <b>planned</b> character and qualities of the applicable zone.</i>
Kāinga Ora	229.43	SUB - Subdivision	Policies	SUB-P4 Quality of the environment and amenity	None specified.	Retain as notified.
Kāinga Ora	229.44	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Concerns around how this policy could be applied, where the zone anticipates residential subdivision, however sites are adjacent to, or nearby regionally significant infrastructure. The Submitter is concerned that the policy as drafted could be applied bluntly and result in residential zoned land not being development as intended by the Plan.	Amend <b>SUB-P5</b> as follows:  <b>SUB-P5 Reverse Sensitivity</b>  <del>Only allow Manage subdivision that does not result in to ensure that adverse reverse sensitivity effects that would compromise the operation of on</del> regionally significant infrastructure/facilities and legally established intensive primary production <b>are minimised.</b>
Kāinga Ora	229.45	SUB - Subdivision	Policies	SUB-P6 Infrastructure	Considers that the clause (2) in particular is inconsistent with the provisions in the Energy, Infrastructure and Transport Chapter where they relate to Stormwater management. Also considers the s32 reports related to stormwater infrastructure contain limited information and evidence around the current or future capacity of the Council's stormwater infrastructure.	Asks that the Council provide information needed to implement the policy so it is readily available;  AND  Amend <b>SUB-P6</b> so clauses (1) and (4) are not in conflict with each other;

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						AND Amend <b>SUB-P6</b> to ensure consistency with other chapter's provisions.
Kāinga Ora	229.46	SUB - Subdivision	Policies	SUB-P9 Residential subdivision	None specified.	Retain as notified.
Kāinga Ora	229.47	SUB - Subdivision	Policies	SUB-P10 Safe, connected and accessible neighbourhoods	None specified.	Retain as notified.
Kāinga Ora	229.48	SUB - Subdivision	Policies	SUB-P11 Residential Intensification	Consider that this policy should be deleted from the subdivision chapter, and sit in the residential zone Chapter. Also seeks that this policy in amended in a manner consistent with the relief sought in the Residential Zone Chapter	Delete <b>SUB-P11</b> ; AND Insert an amended policy in the General Residential Zone chapter.
Kāinga Ora	229.49	SUB - Subdivision	Policies	SUB-P12 Non- compliant lot size	Considers that the use of the term 'avoid' seems overly restrictive. Amendment also sought to minimum lot sizes which may impact the terminology used in SUB-P12.	Amend <b>SUB-P12</b> as follows:  <b>SUB-P12 Non-compliant lot size</b>  <del>Avoid</del> <b>Provide for</b> subdivision in the General Residential Zones that does not comply with the minimum lot design and parameters <del>where unless</del> :  1. the subdivision design maintains residential character and amenity of the area; and  2. it can be demonstrated that it is consistent with the character and qualities of development envisaged by General Residential Zone; and  it does not individually or cumulatively affect the ability of the properties in the zone, specific control area or precinct to be developed or serviced now or in the future to the density anticipated in the zone, specific control area or precinct.
Kāinga Ora	229.50	SUB - Subdivision	Policies	SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2	The drafting of the rule is unclear. As drafted, the rule reads that subdivision in accordance with SUB-S2-SUB-S7 is Restricted Discretionary, however if SUB-S2-SUB-S7 are not complied with, the activity is still Restricted Discretionary. If the intent is that only non-compliance with SUB-S1 is non- complying then RDIS-1 can be deleted.  If this is not the case, the rule will need to be redrafted so the Councils intent is clear.	Amend <b>SUB-R3</b> as follows:  <b>SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2</b>  <b>Activity status: Restricted Discretionary</b>  <b>Where:</b>  <del>RDIS-1</del>  <del>SUB-S2-SUB-S7 are complied with; and</del>  <b>RDIS-2</b>

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						<p><i>SUB-S1 is complied with.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1[...]</p>
Kāinga Ora	229.51	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Consider that a minimum shape factor in the Medium Density Residential Zone is more appropriate than a minimum allotment size. A new clause is sought to be added to (1) General Residential Zone.	<p>Amend <b>SUB-S1</b> as follows:</p> <p><b><i>SUB-S1 Allotment sizes and dimensions</i></b></p> <p><b>1. General Residential Zone</b></p> <p>1. Allotments must have a minimum net site area of 450m<sup>2</sup> in area; and</p> <p>2. allotments must have a minimum dimension that can accommodate a circle with a 15m diameter, clear of any vehicle access, surface water body or boundary setback; and</p> <p>3. within the Gleniti Low Density Residential Specific Control Area, allotments must have a minimum net site area of 700m<sup>2</sup> in area; and</p> <p>4. within PREC1 - Old North General Residential Precinct, allotments must have a minimum net site area of 1,500m<sup>2</sup> in area.</p> <p>Except that:</p> <p>5. clauses 1 and 2 above do not apply to</p> <p>a. allotments created around an existing residential unit, in which case there is no minimum net site area or dimensions requirement.</p> <p><b><i>b. a proposed residential unit is part of a combined land use and subdivision consent application.</i></b></p> <p><b>2. Medium Density Residential Zone</b></p> <p>1. Allotments must have a <del>minimum net site area of 300m<sup>2</sup> in area</del> <b><i>shape factor of 8m x 15m</i></b>; and</p> <p>2. no more than one allotment that is more than 500 m<sup>2</sup> in net site area; and</p> <p>[...]</p>
Kāinga Ora	229.52	SUB - Subdivision	Rules	New	Seek a new permitted activity rule for subdivision in accordance with an existing land use consent.	<p>Insert a new rule into <b>SUB-Subdivision chapter</b> as follows:</p> <p><b><i>SUB-R(NEW-A)</i></b></p>



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						<p><b><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent</u></b></p> <p><b><u>All Zones</u></b></p> <p><b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Where:</u></b></p>
						<p><b><u>RDIS-1</u></b></p> <p><b><u>Any subdivision relating to an approved land use consent must comply with that resource consent.</u></b></p> <p><b><u>Matters for discretion:</u></b></p> <p><b><u>1. the effect of the design and layout of the proposed sites created in relation to the approved land use consent.</u></b></p> <p><b><u>Notification:</u></b></p> <p><b><u>Any application arising from SUB-R (NEW-A) shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u></b></p>
Kāinga Ora	229.53	SUB - Subdivision	Rules	New	Seek a new permitted activity rule for vacant lot subdivision where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of the size, scale and location that is anticipated for the zone.	<p>Insert a new into <b>SUB-Subdivision</b> chapter as follows:</p> <p><b><u>SUB-R(NEW-B)</u></b></p> <p><b><u>Subdivision around an approved development</u></b></p> <p><b><u>General Residential Zone</u></b></p> <p><b><u>Medium Density Residential Zone</u></b></p> <p><b><u>Activity status: Controlled</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>CON-1</u></b></p> <p><b><u>Vacant lot subdivision where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of the size, scale and location that is anticipated for the zone.</u></b></p> <p><b><u>Matters of control are restricted to:</u></b></p> <p><b><u>1. The location, size and design of allotments, building platforms, roads, accessways, right of ways, vehicle crossings, open space, reserves, landscaping and connections to the surrounding area; and</u></b></p> <p><b><u>2. the ability to accommodate permitted and/or intended land uses; and</u></b></p>

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						<p><u>3. the compatibility with the purpose, character and qualities of the zone; and</u></p> <p><u>4. the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and</u></p>
						<p><u>5. the provision, location, design, specification, construction, connection and timing of infrastructure, transport links, water sensitive design measures and firefighting water supply; and</u></p> <p><u>6. the extent to which infrastructure has capacity to service the subdivision; and</u></p> <p><u>7. legal and physical access arrangements; and</u></p> <p><u>8. the requirement for any consent notices, covenants, easements, esplanades or public access; and</u></p> <p><u>9. measures to avoid, remedy or mitigate adverse effects:</u></p> <p><u>a. of any natural hazards or other risks; and</u></p> <p><u>b. on any sensitive environments, waterbodies, ecosystems or notable trees; and</u></p> <p><u>c. on infrastructure; and</u></p> <p><u>d. on existing or permitted adjoining or adjacent land uses; and</u></p> <p><u>10. the ability of any existing activity on the site to comply with the District Plan and/or existing resource consent; and</u></p> <p><u>11. the suitability of any future development that would be enabled as a result of the subdivision; and</u></p> <p><u>12. whether it is appropriate that the subdivision prevents, hinders or limits the development of adjoining or adjacent land,</u></p> <p><u>13. measures to manage adverse effects.</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application arising from SUB-R (NEW-B) shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u></p>
Kāinga Ora	229.54	EW - Earthworks	Standards	EW-S3 Setback	Considers that the rule will place unnecessary consent requirements for relatively minor earthworks.	Delete <b>EW-S3 Setbacks.</b>
Kāinga Ora	229.55	FC - Financial Contribution	General	General	The Submitter has concerns about the lack of clarity and certainty as to the costs of Financial Contributions to developers. There needs to be clarity around costs and how these will be calculated and proportioned, and greater clarity in how Financial Contributions will be implemented.	Delete all provisions of the <b>FC-Financial Contribution Chapter</b> , including related Appendix 7; AND Amend the Financial Contribution provisions to ensure the purpose of which financial

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					[See original submission for full reasons]	contributions are required is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Kāinga Ora	229.56	APP7 - Financial Contribution	General	General	Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act. This appendix should clearly outline how FC's are calculated, and not just identify when they may be required. The Appendix provides insufficient clarity and certainty to plan users.	Delete <b>APP7</b> and all related provisions from the FC- Financial Contributions chapter;  AND  Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Kāinga Ora	229.57	NOISE - Noise	Policies	NOISE-P5 Reverse sensitivity	Supports this policy as it focuses on managing adverse effects.	Retain <b>NOISE-P5</b> as notified.
Kāinga Ora	229.58	NOISE - Noise	Policies	NOISE-P7 Noise sensitive activities within noise control boundaries	Opposes this policy as it is an 'avoid' policy which sends a very strong policy signal that specific activities are not to occur within the noise sensitive overlays. The drafting of the policy is also confusing given the various exclusions/ exceptions. The policy should be redrafted to focus on managing the effects of noise.	Delete <b>NOISE-P7 Noise sensitive activities within noise control boundaries</b>  AND  Replace with a new policy titled <b><i>NOISE-P7 Noise sensitive activities</i></b>  <b><i>Manage subdivision and the establishment of noise sensitive activities to minimise adverse effects on the amenity values of occupants</i></b>
Kāinga Ora	229.59	NOISE - Noise	Rules	NOISE-R9 Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)	While the submitter recognises that noise generating activities can have adverse effects on amenity, it is considered that the rule as drafted is broad and may unnecessarily restrict activities where effects can be appropriately managed.	Amend <b>NOISE-R9</b> as follows:  <b><i>NOISE-R9 Any new building for use by a noise sensitive activity and alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)</i></b>  <b><i>Any site within 40m of a State Highway with a posted speed limit of 50km/hr or less</i></b> <b><i>Any site within 80m of a State Highway with a posted speed limit greater than 50km/hr</i></b> <b><i>Any site within 40m of the railway line</i></b> <b><i>Neighbourhood Centre Zone</i></b> <b><i>Local Centre Zone</i></b> <b><i>Large Format Retail Zone</i></b>  <b><i>Mixed Use Zone</i></b>  <b><i>Town Centre Zone</i></b> <b><i>City Centre Zone</i></b> <b><i>General Residential zone within 20m of the boundary with an Industrial zone</i></b> <b><i>Medium Residential zone within 20m of the boundary with an Industrial zone</i></b>  <b><i>Outer Control boundary of the Port Noise Control Overlay</i></b>  [...]
Kāinga Ora	229.60	NOISE - Noise	Standards	NOISE-S3 Acoustic insulation	While the submitter recognises that noise generating activities can have adverse effects on amenity, it is considered that the rule as drafted is broad and may unnecessarily restrict activities where effects can be appropriately managed.	Amend <b>NOISE-S3</b> as follows:  <b><i>NOISE-S3 Acoustic insulation</i></b>  <b><i>Within 40m of a State Highway with a posted speed limit of 50 km/hr or less</i></b> <b><i>Within 80m of a State Highway with a posted speed limit greater than 50 km/hr</i></b>

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						<p><b>Within 40m of a railway line</b></p> <p><b>Large Format Retail Zone</b></p> <p><b>Town Centre Zone</b></p> <p><b>City Centre Zone</b></p> <p>[...].</p>
Kāinga Ora	229.61	RELO - Relocated Buildings and Shipping Containers	Rules	New	Considers that residential buildings designed to be relocated (i.e. constructed to standard off-site for the purpose of being moved to a site for use) should be a permitted activity, provided build form standards are met.	<p>Insert a new rule into the <b>RELO-Relocated Buildings Chapter</b> as follows:</p> <p><b><u>RELO-RX Placement of a relocated building All Residential Zones</u></b></p> <p><b><u>Activity Status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER-1</u></b></p> <p><b><u>The permitted activity standards Height, Height in relation to boundary, Road setback and coverage for the Relevant Zone (GRZ or MRZ where relevant) are met.</u></b></p>
Kāinga Ora	229.62	GRZ - General Residential Zone	Objectives	GRZ-O1 The purpose of the General Residential Zone	Support the intent of the Objective, to predominantly enable residential activities within the Zone, whilst also enabling other activities to establish where appropriate. Minor amendments are suggested to reinforce the primary purpose of the Zone, being a residential environment.	<p>Amend <b>GRZ-O1</b> as follows:</p> <p><b><i>GRZ-O1 The purpose of the General Residential Zone</i></b></p> <p><i>The General Residential Zone primarily provides for residential activities, via a mix of housing types, whilst enabling along with other complimentary activities to establish within the Zone where appropriate that support the wellbeing of residents.</i></p>
Kāinga Ora	229.63	GRZ - General Residential Zone	Objectives	GRZ-O2 Character and qualities of the General Residential Zone	Oppose parts of the objective, which seek to retain a lower density residential character of the planned built form. Some matters, for example space around buildings, can be assessed on a case by case scenario and the provision of outdoor space on residential sites, may limit the achievable residential yield in some cases, where houses are severely needed. The Submitter also seeks to enable sites with greater density across	<p>Amend <b>GRZ-O2</b> as follows:</p> <p><b><i>GRZ-O2 Character and qualities of the General Residential Zone</i></b></p> <p><i>The character and qualities of the General Residential Zone comprise:</i></p> <ol style="list-style-type: none"> <li>1. a low to moderate building site coverage; and</li> <li>2. a built form of single and two-storey attached or detached buildings; and</li> <li>3. a mix of housing typologies;</li> <li><del>3. ample space around buildings;</del> 4. a sufficient level of landscaping and outdoor living space around buildings; and</li> <li><del>4. provision for on-site outdoor living areas; and</del></li> <li>5. sites that incorporate plantings; and</li> <li>6. a good level of sunlight access; and</li> <li>7. a good level of privacy between properties.</li> </ol>
					General and Medium Density Zones, by enabling multiple units on sites, in order to address a shortage in housing supply.	

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Kāinga Ora	229.64	GRZ - General Residential Zone	Policies	GRZ-P1 Residential activities	Support the policy where it seeks to enable a wide range of residential unit types within the Zone. However, changes are sought to enable better practicality through development to achieve greater residential density opportunity, while also providing for important values for sites and neighbours, such as landscaping and sunlight access, to protect the amenity of the Zone.	Amend <b>GRZ-P1</b> as follows:  <b>GRZ-P1 Residential activities</b>  <i>Enable residential activities and a wide range of residential unit types and sizes where:</i> <ol style="list-style-type: none"> <li>1. <i>they are compatible with the character and qualities of the General Residential Zone; and</i></li> <li>2. <i>outdoor living areas:</i> <ol style="list-style-type: none"> <li>a. <i>are directly assessable from the residential unit and have access to sunlight; <del>and</del></i></li> <li>b. <i><del>provide ample opportunity for outdoor living, tree and garden planting; and</del></i></li> </ol> </li> <li>3. <i>residential units and accessory buildings are located to:</i> <ol style="list-style-type: none"> <li>a. <i>take advantage of sunlight; and</i></li> <li>b. <i>ensure the shading and privacy of adjoining sites is not unreasonably compromised; and</i></li> <li>c. <i>ample <del>open space landscaping and planting</del> is provided around buildings <u>to provide residential and streetscape amenity, and privacy to neighbouring dwellings that maintains the character and qualities of the zone.</u></i></li> </ol> </li> </ol>
Kāinga Ora	229.65	GRZ - General Residential Zone	Policies	GRZ-P2 Appropriate non-residential activities	Support the policy as notified.	Retain as notified.
Kāinga Ora	229.66	GRZ - General Residential Zone	Policies	GRZ-P3 Retirement villages	Support the policy and recognise the importance of such facilities within the District. However, retirement villages are large-scale activities and require careful consideration so they don't detract from the intended planned built form of the Zone. Amendment sought to ensure retirement villages are appropriately designed and development to reflect the primary purpose of the Zone is for residential activities and enjoyment.	Amend <b>GRZ-P3</b> as follows:  <b>GRZ-P3 Retirement villages</b>  <i>Recognise <del>the benefits of,</del> and provide for retirement villages, where:</i> <ol style="list-style-type: none"> <li>1. <i>the scale, form and design of the village maintains the <u>planned</u> character, qualities and amenity values of the surrounding area; and</i></li> <li>2. <i>on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and</i></li> <li>3. <i>suitable and safe internal access is provided for emergency services; <del>and</del></i></li> <li>4. <i><u>the facilities are designed and developed to protect the amenity, privacy and general enjoyment of neighbouring residential activities.</u></i></li> </ol>
Kāinga Ora	229.67	GRZ - General Residential Zone	Policies	GRZ-P4 Other non-residential activities and buildings	Support the policy, recognising the importance and benefit small-scale non-residential activities can play in the residential zone, while ensuring they avoid, remedy and mitigate adverse effects on surrounding residential activities.	Retain as notified.

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Kāinga Ora	229.68	GRZ - General Residential Zone	Policies	GRZ-P5 Incompatible activities	Support the intent of the policy as notified. However, seeks amendments to enable greater flexibility in the assessment of non-residential activities in the Zone, where they are likely to have more notable effects on both the purpose of the Zone, and on new or existing residential activities.	Amend <b>GRZ-P5</b> as follows:  <b>GRZ-P5 Incompatible activities</b>  <i>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone. <del>unless:</del></i>  <i><del>1. the activity is such a small scale that it will not have any adverse effects on residential amenity; or</del></i>  <i><del>2. the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</del></i>  <i><del>3. GRZ-P4 is complied with.</del></i>
Kāinga Ora	229.69	GRZ - General Residential Zone	Rules	GRZ-R1 Residential activity (not including buildings and not otherwise listed in this chapter)	Support the rule as notified.	Retain as notified.
Kāinga Ora	229.70	GRZ - General Residential Zone	Rules	GRZ-R2 Residential unit	Supports the rule as notified and the permitted provision of up to two dwellings per site in the General Residential Zone.	Retain <b>GRZ-R2</b> as notified.
Kāinga Ora	229.71	GRZ - General Residential Zone	Rules	GRZ-R6 Supported residential care activity	Supports the provision of providing for supported residential care within the General Residential Zone as a permitted activity. However, these are sensitive activities and best practice for these facilities is to remain as anonymous as possible, due to the nature of emergency accommodation they typically provide. These facilities need to remain discrete in order to protect their residents they cater to. Amendment therefore sought to increase the maximum occupancy from six to ten persons, to enable these facilities to house more people in desperate need if required and not have to proceed to a resource consent application in order to obtain approval.	Amend <b>GRZ-R6</b> as follows:  <b>GRZ-R6 Supported residential care activity</b>  <b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  <i>The supported residential care activity is within an existing residential unit; and</i>  <b>PER-2</b>  <i>The maximum occupancy does not exceed <del>six</del> <b>ten</b> residents <del>other than staff members who don't typically reside onsite.</del></i>
Kāinga Ora	229.72	GRZ - General Residential Zone	Rules	GRZ-R9 Buildings and structures (excluding fences)	Support the rule, with a minor amendment for clarity.	Amend <b>GRZ-R9</b> as follows:  <b>GRZ-R9 Buildings and structures (excluding fences)</b>  <b>Activity status: Permitted</b>  <b>Where:</b>

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						<p><b>PER-1</b></p> <p>The building or structure is associated with or ancillary to a permitted activity; and</p> <p><b>PER-2</b></p> <p>All the <u>applicable</u> Standards of this chapter are complied with.</p>
Kāinga Ora	229.73	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Supports the rule with amendments to provide for fences at 1.2m in height and with no permeability along public reserves, walkways or cycleways as a permitted activity. This is to maintain a reasonably level privacy to neighbouring residential units, while also allowing for adequate passive surveillance of public spaces.	<p>Amend <b>GRZ-R10</b> as follows:</p> <p><b>GRZ-R10 Fences</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> <li>1. no higher than <u>1.2m</u> above ground level; or</li> <li>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</li> </ol> <p><b>PER-2</b></p> <p>Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p><b>Note:</b> This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>
Kāinga Ora	229.74	GRZ - General Residential Zone	Rules	GRZ-R11 Retirement village	<p>Considers the importance of such facilities being established across the District, where appropriate.</p> <p>However, a Restricted Discretionary Activity Status is sought for all new retirement villages seeking to establish in the General Residential Zones, so that the activities is treated the same as any new residential development. Changes are also sought to the matters of discretion to enable an assessment of effects on neighbouring properties to be adequately undertaken. This would provide the Council the ability to assess resource consent applications more comprehensively and determine whether effects on neighbouring properties and compatibility with the Zone are acceptable or not.</p>	<p>Amend <b>GRZ-R11</b> as follows:</p> <p><b>GRZ-R11 Retirement village</b></p> <p><b>Activity status: <del>Controlled</del> Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>GRZ-S1, GRZ-S2, GRZ-S4, <del>25584</del> <u>[insert correct reference to the Zone Standard or other applicable relief]</u>, GRZ-S5, <u>GRZ-S8</u> and GRZ-S9 are complied with.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>Matters of <del>control</del> discretion are limited to:</b></p> <ol style="list-style-type: none"> <li>1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</li> <li>2. any adverse effects on the <u>planned</u> character, qualities and amenity values of the <u>surrounding area zone</u>; and</li> <li>3. on-site amenity for residents; and</li> <li>4. the ability of infrastructure to service the development-;and</li> <li>5. <u>adverse effects on surrounding residential activities.</u></li> </ol> <p><b>Activity status where compliance not achieved: Discretionary</b></p>
Kāinga Ora	229.75	GRZ - General Residential Zone	Rules	New	The submitter seeks the addition of rule, for a multi-unit residential development containing (three or more residential units in this instance) consenting pathway in the General Residential Zone, as a Restricted Discretionary Activity. The addition of this rule will enable greater residential density and development to be accommodated across Timaru where appropriate, to meet much needed housing demand. Matters of discretion are proposed to ensure effects on the surrounding area are appropriately considered, or otherwise avoid, remedy or mitigate adverse effects.	<p>Amend the <b>GRZ-General Residential Zone Chapter</b> to include the following new rule:</p> <p><b><u>GRZ-RX - Residential developments containing three or more residential units</u></b></p> <p><b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>the effects on any infringements of the General Residential Zone Standards;</u></li> <li>2. <u>the effects on neighbouring properties;</u></li> <li>3. <u>building bulk and scale;</u></li> <li>4. <u>appropriate privacy and amenity for on-site occupants;</u></li> <li>5. <u>proximity of the site to communal or public outdoor space to mitigate a possible lack of private outdoor living space;</u></li> <li>6. <u>accessibility to any commercial or mixed use zone or everyday commercial activities;</u></li> <li>7. <u>The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and</u></li> <li>8. <u>Any mitigation measures.</u></li> </ol>
Kāinga Ora	229.76	GRZ - General Residential Zone	Rules	New	The submitter seeks the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the	<p>Amend the <b>GRZ-General Residential Zone Chapter</b> to include the following new rule:</p> <p><b><u>GRZ-RX - The infringement of any applicable Zone Standard to an activity</u></b></p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans and it's unjustified to enable a Discretionary Activity consenting pathway for a residential development, for example, in a residential zone. The submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than noted below) and these may form the basis of an assessment, where that Standard is infringed.	<p><b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><b><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></b></p>
Kāinga Ora	229.77	GRZ - General Residential Zone	Standards	GRZ-S1 Height of buildings and structures	Support the height limit of 9m within the General Residential Zone.	Retain as notified.