

**Timaru District Council**

# **Summary of Decisions Requested**

**BY SUBMITTER**

**PROPOSED TIMARU DISTRICT PLAN**

**4 MARCH 2024**

**Document 4 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
Kāinga Ora	229.78	GRZ - General Residential Zone	Standards	GRZ-S2 Height in relation to boundary	Support the inclusion of the height in relation to boundary standard as notified. However, seek a minor amendment to the Standard so that buildings sharing a common wall at the boundary of a site are exempt from the Standard.	<p>Amend <b>GRZ-S2</b> as follows:</p> <p><b><i>GRZ-S2 Height in relation to boundary</i></b></p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><i><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></i></p> <p>[...]</p>
Kāinga Ora	229.79	GRZ - General Residential Zone	Standards	GRZ-S3 Road setback	Support the standard, but seek additions to include side and rear yard setbacks to enable better outcomes for neighbouring sites.	<p>Amend <b>GRZ-S3</b> as follows:</p> <p><b><i>GRZ-S3 Road <u>and Yard setbacks</u></i></b></p> <p>1. <b><i>Road boundary setback:</i></b></p> <p><i>Buildings other than:</i></p> <ol style="list-style-type: none"> <li>1. <b><i>a.</i></b> <i>a garage ;or</i></li> <li>2. <b><i>b.</i></b> <i>a carport</i></li> </ol> <p><i>for a single car parking space must be set back a minimum of 2m from any road boundary.</i></p> <p>2. <b><i>Side and rear yard setback: Buildings must be setback a minimum of 1m from all side and rear yard boundaries, unless neighbouring dwellings share a common wall at the boundary.</i></b></p> <p><b><i>Matters of discretion are restricted to:</i></b></p> <ol style="list-style-type: none"> <li>1. <i>landscaping; and</i></li> <li>2. <i>openness, dominance and attractiveness when viewed from the street; and</i></li> <li>3. <b><i>dominance, privacy and overlooking towards neighbours; and</i></b></li> <li>4. <i>mitigation measures.</i></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Kāinga Ora	229.80	GRZ - General Residential Zone	Standards	GRZ-S5 Coverage	Support the inclusion of a building coverage standard for the zone.	Amend <b>GRZ-S5</b> as follows:  <b>GRZ-S5 Coverage</b>  1. The building coverage of the net area of any site must not exceed <del>40</del> <u>50</u> %; and
					However, seek that the permitted threshold be increased to 50% of the net site area, to enable greater opportunity for increasing residential density in the Zone.	For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.
Kāinga Ora	229.81	GRZ - General Residential Zone	Standards	GRZ-S6 Gross floor area	Oppose the inclusion of a standard for gross floor area of buildings within the Zone, as it is unclear as to what the purpose of this specific Standard is, than what other Standards for the General Residential Zone seek to manage.	Delete <b>GRZ-S6</b> .
Kāinga Ora	229.82	GRZ - General Residential Zone	Standards	GRZ-S8 Outdoor living space	Support a provision requiring residential units in the General Residential Zone to provide adequate outdoor living areas, for the amenity and enjoyment of residents. However, considers the required 50sqm living space is too onerous and different provisions should apply for units entirely above ground floor level.	Amend <b>GRZ-S8</b> follows:  <b>GRZ-S8 Outdoor living space</b>  1. Each residential unit <u>with a habitable room at ground floor level</u> must have an exclusive outdoor living space:  a. of at least <del>50</del> <u>30</u> m <sup>2</sup> at ground level with a minimum dimension of <del>5</del> <u>4</u> m; and  b. that is directly accessible from the residential unit; and  c. is located to the north, west or east of the residential unit.  2. <u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u>  <u>a) of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m</u>  <u>b) that is directly accessible from the residential unit; and</u>  <u>c) is located to the north, west or east of the residential unit.</u>  [...]

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Kāinga Ora	229.83	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Support the provision for landscaping across sites in the General Residential Zone. The Submitter seeks broader matters of discretion to enable a more comprehensive assessment of effects when the landscaping standard is infringed. Seek additions.	<p>Amend <b>GRZ-S9</b> as follows:</p> <p><b>GRZ-S9 Landscaping</b></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <i>compatibility with the character of the area; and</i></li> <li>2. <i>balance between built form and open space-; and</i></li> <li>3. <i>streetscape amenity; and</i></li> </ol> <p><i>effects on neighbours and residential amenity.</i></p>
Kāinga Ora	229.84	GRZ - General Residential Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms, into the General Residential Zone. With the intention to enable greater housing density in the Zone, such requirements are important factors to consider, to accommodate growth while also managing effects on neighbouring sites, such as privacy and overlooking.	<p>Add a new standard to the <b>GRZ-General Residential Zone</b> as follows:</p> <p><b>GRZ-SXX - Outlook space</b></p> <ol style="list-style-type: none"> <li>1. <i>A separation distance is required of at least 6m from any window from a principal living room in a residential unit, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</i></li> <li>2. <i>A separation distance is required of at least 3m between any other habitable room in</i></li> <li>3. <i>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</i></li> </ol> <p><b>Matters of discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Privacy, overlooking and dominance effects; and</i></li> <li>2. <i>residential amenity; and</i></li> <li>3. <i>any mitigation measures; and</i></li> <li>4. <i>any unusual characteristics of the site or development resulting in non-compliance with this Standard.</i></li> </ol>
Kāinga Ora	229.85	Planning Maps	Medium Density Residential Zone		Support the proposed rezoning of sites across the District, from the Residential 1 Zone under the Operative District Plan, to the Medium Density Residential Zone under the PDP. Also supports retaining zoning across the District of sites currently zoned Residential 2 Zone under the Operative District Plan, to the Medium Density Residential Zone under the Proposed District Plan.	Retain the Planning Map for areas zoned as <b>Medium Density Residential Zone</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Kāinga Ora	229.86	Planning Maps	Specific Control Area - Potential Large Scale Retail	Grey Road/Arthur Street	Oppose this Specific Control Area as this block of land has a proposed underlying zone of Medium Density Residential and it would be inappropriate to add a control over these sites, limiting their potential for medium density residential development. The submitter noted that this area is not listed in <i>SCHE16B - Schedule of Specific Control Areas Layer</i> . Therefore, considers this is potentially a mapping error.	Delete the <b>Grey Road / Arthur Street - Potential Large Scale Retail Specific Control Area</b> from the Proposed District Plan Maps.
Kāinga Ora	229.87	MRZ - Medium Density Residential Zone	Objectives	MRZ-O1 Purpose of the Medium Density Residential Zone	Support the objective as notified, with a minor amendment sought.	Amend <b>MRZ-O1</b> as follows:  <b>MRZ-O1 Purpose of the Medium Density Residential Zone</b>  <i>The Medium Density Residential Zone primarily provides for <b>medium density</b> residential activities with a range of housing types and other compatible activities that support the wellbeing of residents.</i>
Kāinga Ora	229.88	MRZ - Medium Density Residential Zone	Objectives	MRZ-O2 Character and qualities of the Medium Density Residential Zone	Support the intent of the objective, but seeks amendments to ensure that the purpose of the zone, being a medium density residential zone, is better enforced through the objective itself.	Amend <b>MRZ-O2</b> as follows:  <b>MRZ-O2 Character and qualities of the Medium Density Residential Zone</b>  <i>The character and qualities of the Medium Density Residential Zone comprise:</i>  <i>1. <del>a moderate building site coverage</del> <b>predominantly medium density housing via a mix of typologies</b>; and</i>  <i>2. two to three-storey well-articulated buildings that make a positive contribution to neighbouring properties and the streetscape; and</i>  <i>3. good quality on-site residential amenity; and</i>  <i>4. good quality amenity for adjacent sites; and</i>  <i>5. <del>upgraded and</del> attractive streetscapes.</i>

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Kāinga Ora	229.89	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	Support the intent of this policy, but seeks a minor amendment to reinforce that the zone predominantly seeks to provide medium density residential intensification via a range of typologies and densities.	<p>Amend <b>MRZ-P1</b> as follows:</p> <p><b>MRZ-P1 Medium density residential development</b></p> <p>Enable <del>residential activities</del> <b>medium density residential development</b> and a diverse range of residential unit types, <u>densities</u> and sizes where:</p> <ol style="list-style-type: none"> <li>1. they are compatible with the anticipated character and qualities of the Medium Density Residential Zone; and</li> <li>2. outdoor living areas: <ol style="list-style-type: none"> <li>a. are of a size and dimension that provides for the needs of residents; and</li> <li>b. have an appropriate relationship between open space and buildings; and</li> <li>c. are functional and directly accessible from main living areas with access to sunlight; and</li> </ol> </li> <li>3. residential units and accessory buildings are designed and located to: <ol style="list-style-type: none"> <li>a. provide passive surveillance of the street; and</li> <li>b. mitigate adverse effects of building height, bulk and location including by adopting a design that provides visual interest; and</li> </ol> </li> </ol>
						<ol style="list-style-type: none"> <li>c. provide for a reasonable level of on-site privacy, and access to sunlight and daylight; and</li> <li>d. maintain or incorporate, where possible, landscaping along the street frontage and site boundaries, and parking areas; and</li> <li>e. provide adequate outdoor storage space; and</li> <li>f. potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimalised.</li> </ol>
Kāinga Ora	229.90	MRZ - Medium Density Residential Zone	Policies	MRZ-P2 Streetscapes	Support the policy in part, to the extent that it does impose onerous requirements on developers in the Medium Density Residential Zone to upgrade the streetscapes outside their developments directly.	Retain as notified.

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Kāinga Ora	229.91	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 Innovative approaches	None specified.	Retain as notified.
Kāinga Ora	229.92	MRZ - Medium Density Residential Zone	Policies	MRZ-P4 Home business activities	Support the provision for small-scale home business in the Medium Density Residential Zone that do not detract from the amenity of neighbouring residential activities.	Retain as notified.
Kāinga Ora	229.93	MRZ - Medium Density Residential Zone	Policies	MRZ-P5 Retirement villages	Recognise the importance of such facilities being established across the District, where appropriate. But the PDP should ensure they are designed appropriately in order to protect the amenity of surrounding properties, as well as the purpose of the zone.	Amend <b>MRZ-P5</b> as follows: <b>MRZ-P5 Retirement villages</b> <i>Recognise the benefits of, and provide for, retirement villages where:</i> <ol style="list-style-type: none"> <li>1. the scale, form and design of the village maintains the <i>planned</i> character, qualities and amenity values of the surrounding area; and</li> <li>2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and</li> <li>3. suitable and safe internal access is provided for emergency services-; <i>and</i></li> <li>4. <i>effects on neighbouring properties are appropriately avoided, remedied or mitigated.</i></li> </ol>
Kāinga Ora	229.94	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Support the Policy and the provision for non-residential activities in the zone where and if appropriate.	Amend <b>MRZ-P6</b> as follows: <b>MRZ-P6 Other non-residential activities</b> <i>Only allow other non-residential activities and buildings where:</i> <ol style="list-style-type: none"> <li>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</li> <li>2. any adverse effects on the residential amenity values are avoided, <del>or remedied or mitigated</del> <i>minimised</i>; and</li> <li>3. they maintain <i>and do not compromise</i> the anticipated character, qualities and purpose of the <del>General-Medium Density</del> <i>Medium Density</i> Residential Zone.</li> </ol>



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Kāinga Ora	229.95	MRZ - Medium Density Residential Zone	Policies	MRZ-P7 Industrial and large format retail activities	Oppose the policy as worded, as incompatible activities within the Medium Density Residential Zone should be strictly avoided to ensure a well-functioning environment, with residential amenity being the key outcome. This is particularly important where density is being increased and the provision for residential amenity is a critical outcome. Non-compatible activities pose a risk to achieving an attractive residential environment and should be avoided in the first instance. Amendments sought.	Amend <b>MRZ-P7</b> as follows:  <b>MRZ-P7 Industrial and large format retail activities</b>  Avoid activities that are likely to be incompatible or inconsistent with the <u>planned</u> character, qualities and purpose of the <del>General residential zone Medium Density Residential Zone</del> , <u>unless</u> :  <i>1. the activity is such a small scale that it will not have any adverse effects on residential amenity; or</i>  <i>2. the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</i>  <del>MRZ-P6 is complied with.</del>
Kāinga Ora	229.96	MRZ - Medium Density Residential Zone	Rules	MRZ-R1 Residential activity (not otherwise listed in this chapter)	None specified.	Retain as notified.
Kāinga Ora	229.97	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	Support the rule as notified and the permitted provision of up to three residential units per site as a permitted activity in the Medium Density Residential Zone.	Retain as notified.

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Kāinga Ora	229.98	MRZ - Medium Density Residential Zone	Rules	MRZ-R4 Home business	Support the provision for home businesses at a small-scale level to be provided that they do not detract from the general residential amenity of the area or for neighbours. Minor amendments sought to ensure the Rule is clear and enforceable. Limiting the amount of floor area appears impractical and it is unclear as to what effect this seeks to manage in relation to home businesses. The definition of a "home business" includes the requirement for the business to be incidental to a residential activity. Therefore, this may conflict with the person to provide appropriately sized residential units.	<p>Amend as follows:</p> <p><b>MRZ-R4 Home business</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><del>PER-1</del></p> <p><del>The maximum floor area occupied by the home business is no more than 30m<sup>2</sup>; and</del></p> <p><del>PER-2 1</del></p> <p>The home business does not involve an offensive trade; and</p> <p><del>PER-3 2</del></p> <p>MRZ-S8 is complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with MRZ-R9.</p>
Kāinga Ora	229.99	MRZ - Medium Density Residential Zone	Rules	MRZ-R6 Supported residential care activity	Support the provision of supported residential care in the Medium Density Residential Zone.	Retain MRZ-R6 as notified.
Kāinga Ora	229.100	MRZ - Medium Density Residential Zone	Rules	MRZ-R9 Buildings and structures (excluding fences)	Support the rule, with a minor amendment for clarity.	<p>Amend <b>MRZ-R9</b> as follows:</p> <p><b>MRZ-R9 Buildings and structures (excluding fences)</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><del>PER-1</del></p> <p>The building or structure is associated with or ancillary to a permitted activity; and</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>PER-2</b></p> <p>All the <u>applicable</u> Standards of this chapter are complied with.</p>
Kāinga Ora	229.101	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	Support 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 from busy public spaces, as well as providing passive surveillance to public spaces.	<p>Amend <b>MRZ-R10 Fences</b> as follows:</p> <p><b>MRZ-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>no higher than <u>1.2m</u> above ground level; or</li> <li>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</li> </ol> <p>[...]</p>
Kāinga Ora	229.102	MRZ - Medium Density Residential Zone	Rules	MRZ-R11 Convenience store on corner sites or in buildings previously used for commercial purposes	<p>Support the provision of small-scale commercial activities in residential zones that support the day-to-day needs of the neighbourhood.</p> <p>Amendments are sought to the Rule, to ensure it is clear and enforceable, as well as adequately protecting residential amenity of the surrounding neighbourhood.</p>	<p>Amend <b>MRZ-R11</b> as follows:</p> <p><b>MRZ-R11 Convenience store on corner sites or in buildings previously used for commercial purposes</b></p> <p><b>Activity Status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The retail area is no greater than 75m<sup>2</sup>; and</p> <p><b>PER-2</b></p> <p>The hours of operation for the business are limited to 7.00am to 8.00pm; and</p> <p><b>PER-3</b></p> <p>All the <u>applicable</u> Standards of this chapter <u>and district-wide rules</u> are complied with-; <u>and</u></p>

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						<p><b><u>PER-4</u></b></p> <p><u>The activity does not involve an offensive trade or hazardous facility.</u></p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with MRZ-R9.</p>
Kāinga Ora	229.103	MRZ - Medium Density Residential Zone	Rules	MRZ-R12 Retirement villages	Support the provision for retirement villages in the Medium Density Residential Zone as a Restricted Discretionary Activity, with minor amendments as raised in this submission.	<p>Amend <b>MRZ-R12</b> as follows:</p> <p><b><u>MRZ-R12 Retirement villages</u></b></p> <p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted 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 surrounding area; and</li> <li>3. on-site amenity for residents; and</li> <li>4. the ability of infrastructure to service the development-; <u>and</u></li> <li>5. <u>adverse effects on surrounding residential activities.</u></li> </ol>
Kāinga Ora	229.104	MRZ - Medium Density Residential Zone	Rules	New	Seeks the addition of rule providing a consent pathway as a Restricted Discretionary Activity, for multi-unit residential developments containing four or more residential units in the Medium Density Residential Zone. 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>Add new rule to the <b>MRZ-Medium Density Zone</b> Chapter as follows:</p> <p><b><u>MRZ-RXX - Residential developments containing four or more residential units</u></b></p> <p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are limited to:</b></p> <ol style="list-style-type: none"> <li>1. <u>the effects on any infringements of the Medium Density Residential Zone Standards;</u></li> <li>2. <u>the extent to which the activity is compatible with the anticipated character and qualities of the Medium Density Residential Zone;</u></li> <li>3. <u>the design, layout and size of the site, buildings and residential units to provide appropriate privacy and amenity to occupants on site;</u></li> <li>4. <u>building bulk and scale;</u></li> <li>5. <u>the effects on neighbouring properties; and</u></li> </ol>

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						<u>6. streetscape amenity.</u>
Kāinga Ora	229.105	MRZ - Medium Density Residential Zone	Rules	New	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 activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans and the Submitter views it's unjustified to enable a Discretionary Activity consenting pathway for a residential development 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.	Add new rule to the <b>MRZ-Medium Density Zone</b> Chapter as follows:  <b><u>MRZ-RX - The infringement of any applicable Zone Standard to an activity</u></b>  <b><u>Activity status: Restricted Discretionary</u></b>  <b><u>Matters of discretion are limited to:</u></b>  <b><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></b>
Kāinga Ora	229.106	MRZ - Medium Density Residential Zone	Standards	MRZ-S1 Height of buildings and structures	Support the height limit of up to 12m within the Medium Density Residential Zone, to provide for buildings up to three storeys in height as a permitted activity.	Retain as notified.
Kāinga Ora	229.107	MRZ - Medium Density Residential Zone	Standards	MRZ-S2 Height in relation to boundary	Support the inclusion of the height in relation to boundary standard as notified. However, seek a minor amendment so that buildings sharing a common wall are exempt from complying with the Standard.	Amend <b>MRZ-S2</b> as follows:  <b><u>MRZ-S2 Height in relation to boundary</u></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; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone.</i>  <i>The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i>  <b><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></b>  [...]
Kāinga Ora	229.108	MRZ - Medium Density Residential Zone	Standards	MRZ-S3 Outdoor living space	Support the standard in part, which seeks to provide for adequate outdoor living spaces for differing units sizes and types in the Medium Density Residential Zone. Minor amendments sought for practicality in implementing the standard for developers.	Amend <b>MRZ-S3</b> as follows:  <b><u>MRZ-S3 Outdoor living space</u></b>  <i>Each residential unit must have an exclusive outdoor living space:</i>  <i>1. for units with common living space at ground floor level, of at least 20m<sup>2</sup> with a minimum dimension of 3m; and</i>

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						<p>2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</p> <p>3. which is located on the north, west or east side of the residential unit; and</p> <p>4. which is readily accessible from the common living space of the residential unit.</p> <p><b>Note:</b> <u>This standard does not apply to residential units in a retirement village.</u></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. adequacy of the proposed private <del>open</del> outdoor space; and</li> <li>2. design and provision of useable outdoor space; and</li> <li>3. accessibility and convenience for residents; and</li> <li>4. alternative provision of public outdoor space, in close proximity to meet resident's needs; and</li> <li>5. the need to retain mature on-site vegetation <u>where appropriate.</u></li> </ol>
Kāinga Ora	229.109	MRZ - Medium Density Residential Zone	Standards	MRZ-S4 Service and storage spaces	Supports the provision of both indoor and outdoor storage areas for all residential units, particularly in multi-unit developments. Amendments are sought to the Standard, so that the provision of service and storage space can be provided for multi-unit developments. Where developers choose not to provide it, a wider assessment is provided against that consent trigger.	<p>Amend <b>MRZ-S4</b> as follows:</p> <p><b>MRZ-S4 Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>1. Each residential unit must have an outdoor or indoor service space of at least 3m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</li> <li>2. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u> for multiple units.</li> <li>3. <u>Where a unit is located entirely above ground floor level, an internal storage unit for the sole use by that unit must be provided that is a minimum size of 1.5m<sup>2</sup> and have a minimum dimension of 1m. Internal storage spaces in a multi-unit development may be provided in a communal area located at ground floor level, to ensure that each space is secure.</u></li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. provision of useable service and storage space; and</li> <li>2. accessibility and convenience for residents-; <u>and</u></li> </ol>

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						<p><u>3. visual and residential amenity effects; and</u></p> <p><u>4. alternative arrangements for waste and recycling storage and management; and</u></p> <p><u>5. alternative arrangements for residents to store equipment where their unit is located entirely above ground floor level.</u></p>
Kāinga Ora	229.110	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage	Support the inclusion of a building coverage standard for the zone. However, seek that the permitted threshold be increased to 60% of the net site area, to enable greater opportunity for increasing residential density in the Zone.	<p>Amend <b>MRZ-S5</b> as follows:</p> <p><b>MRZ-S5 Building coverage</b></p> <p><i>The building coverage of the net site area of any site must not exceed <del>50%</del> <u>60%</u>.</i></p> <p>[...]</p>
Kāinga Ora	229.111	MRZ - Medium Density Residential Zone	Standards	MRZ-S6 Landscaping	Support the provision for landscaping across sites in the General Residential Zone. However, Kāinga Ora seeks broader matters of discretion to enable a more comprehensive assessment of effects when the landscaping standard is infringed.	<p>Amend <b>MRZ-S6</b> as follows:</p> <p><b>MRZ-S6 Landscaping</b></p> <p><i>At least 25% of the site shall be planted in grass, trees, shrubs or other vegetation.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><i>1. compatibility with the character of the area; and</i></li> <li><i>2. balance between built form and open space; and</i></li> <li><i>3. location and design of landscaped areas. ; <u>and</u></i></li> <li><i>4. <u>streetscape amenity; and</u></i></li> <li><i>5. <u>effects on neighbours and residential amenity</u></i></li> </ol>
Kāinga Ora	229.112	MRZ - Medium Density Residential Zone	Standards	New	Seeks the addition of an outlook space requirement for all habitable rooms, into the Medium Density Residential Zone. With the provision to enable more housing in the Zone, such requirements are required to effectively manage growth while also managing effects on neighbouring sites, such as privacy and overlooking.	<p>Add new standard to the <b>MRZ-Medium Density Zone</b> Chapter as follows:</p> <p><b><u>Standard MRZ-SX - Outlook space</u></b></p> <ol style="list-style-type: none"> <li><i><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></i></li> <li><i><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of another principal bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></i></li> </ol>

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						<p><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></p> <p><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><b><u>Matters of discretion</u></b></p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>
Kāinga Ora	229.113	MRZ - Medium Density Residential Zone	Standards	New	Seeks the addition of a standard requiring minimum sizes for all residential units in the Medium Density Residential Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add new standard to the <b>MRZ-Medium Density Zone</b> Chapter as follows:</p> <p><b><u>Standard MRZ-SX - Minimum residential unit sizes</u></b></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>
Kāinga Ora	229.114	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P2 Residential activities	Support the policy and the provision for residential activities above ground floor level in the Neighbourhood Centre Zone, where appropriate. Seek amendments to ensure reverse sensitivity effects are avoided or appropriately mitigated.	<p>Amend <b>NCZ-P2 Residential activities</b> as follows:</p> <p><b><u>NCZ-P2 Residential activities</u></b></p> <p><u>Enable new residential activities where they are located above ground floor level <del>and</del> with an appropriate <del>area of outdoor living space</del> <u>level of residential amenity for on-site occupants.</u></u></p>
Kāinga Ora	229.115	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P3 Scale and location of built form	Support the policy and the need to retain the amenity of surrounding residential areas.	Retain as notified.



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Kāinga Ora	229.116	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P5 Industrial activity	Seeks amendments to the policy as industrial activities within a Neighbourhood Centre Zone would more than likely have adverse effects on both the purpose of the Zone, as well as surrounding residential areas.	Amend <b>NCZ-P5</b> as follows:  <b>NCZ-P5 Industrial activity</b>  Avoid the establishment of industrial activities <i>unless:</i>  <i>1. the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and</i>  <i>2. any adverse effects of the activity are comparable with those that would arise from a permitted activity.</i>
Kāinga Ora	229.117	NCZ - Neighbourhood Centre Zone	Rules	NCZ-R2 Residential activities	Support the provision of new residential units above ground floor level in the Neighbourhood Centre Zone as a permitted activity.	Retain as notified.
Kāinga Ora	229.118	NCZ - Neighbourhood Centre Zone	Rules	NCZ-R5 Any activity not otherwise listed in this chapter	Seeks a non-complying activity status for activities not otherwise provided for in the Zone, such as offensive trades and hazardous activities that would have an adverse effect on surrounding residential activities.	Amend <b>NCZ-R5</b> as follows:  <b>NCZ-R5 Any activity not otherwise listed in this chapter</b>  <b>Activity status: <i>Discretionary Non-complying.</i></b>  <b>Activity status where compliance not achieved: Not applicable</b>
Kāinga Ora	229.119	NCZ - Neighbourhood Centre Zone	Rules	New	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 activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand. Also supports the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.	Add a new rule to the <b>NCZ-Neighbourhood Centre Zone</b> Chapter as follows:  <b><i>NCZ-RX - The infringement of any applicable Zone Standard to an activity</i></b>  <b><i>Activity status: Restricted Discretionary</i></b>  <b><i>Matters of discretion are limited to:</i></b>  <b><i>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</i></b>
Kāinga Ora	229.120	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S1 Height of buildings and structures	Support a 10m height limit for the Neighbourhood Centre Zone.	Retain as notified.

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Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Kāinga Ora	229.121	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S6 Outdoor living space for residential units in a new building	Support the standard and appropriate outdoor living spaces for above ground floor level residential units in the Neighbourhood Centre Zone.	Retain as notified.
Kāinga Ora	229.122	NCZ - Neighbourhood Centre Zone	Standards	New	Seeks the addition of an outlook space requirement for all habitable rooms in residential units, into the Neighbourhood Centre Zone chapter. This will enable better management of effects on neighbouring sites, such as privacy and overlooking.	<p>Add a new standard to the <b>NCZ-Neighbourhood Centre Zone</b> Chapter as follows:</p> <p><b><u>NCZ-SX - Outlook space for residential units in new buildings</u></b></p> <p><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></p> <p><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of another principal bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></p> <p><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></p> <p><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><b><u>Matters of discretion</u></b></p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>

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Kāinga Ora	229.123	NCZ - Neighbourhood Centre Zone	Standards	New	Seeks the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add a new standard to the <b>NCZ-Neighbourhood Centre Zone</b> Chapter as follows:</p> <p><b><u>NCZ-SX - Minimum residential unit sizes</u></b></p> <p><b><u>Every residential unit must have a net floor area of at least:</u></b></p> <p><b><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></b></p> <p><b><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></b></p> <p><b><u>Matters of discretion:</u></b></p> <p><b><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></b></p>
Kāinga Ora	229.124	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Support the objective and the inclusion of a Mixed Use Zone into the District Plan, while not compromising the purpose of other zones throughout the District.	Retain as notified.
Kāinga Ora	229.125	MUZ - Mixed Use Zone	Objectives	MUZ-O2 Character and qualities of the Mixed Use Zone	Support the objective but seek amendments to ensure that the Mixed Use Zone functions in a manner that both attracts people, provides sound streetscape amenity and avoids reverse sensitivity effects between differing activities.	<p>Amend <b>MUZ-O2</b> as follows:</p> <p><b><i>MUZ-O2 Character and qualities of the Mixed Use Zone</i></b></p> <p><i>The Mixed Use Zone:</i></p> <ol style="list-style-type: none"> <li>1. accommodates <b><u>and attracts</u></b> large numbers of people; and</li> <li>2. is well integrated with public transport, walking and cycling connections; and</li> <li>3. contains buildings of different scales up to 4 storeys, reflecting the mix of activities in the area; and</li> <li>4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and</li> <li>5. provides a safe and functional working and residential environment with a level of amenity that is consistent with the activities provided for within the Zone-; <b><u>and</u></b></li> <li>6. <b><u>enables a wide range of activities to service the needs of the District; and</u></b></li> <li>7. <b><u>creates attractive streetscapes for pedestrians and cyclists; and</u></b></li> <li>8. <b><u>enables activities that avoid, remediate and/or mitigate adverse effects and reverse sensitivity effects</u></b></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Kāinga Ora	229.126	MUZ - Mixed Use Zone	Policies	MUZ-P3 Existing industrial activities	Recognises that there are existing industrial activities within the proposed Mixed Use Zone, which have a right to function as they currently are. However, amendments are sought to strengthen the policy to ensure offensive trades and hazardous activities aren't established within the Zone, particularly where they may compromise residential amenity of the Zone and/or surrounding areas.	Amend <b>MUZ-P3</b> as follows:  <b><i>MUZ-P3 Existing Industrial activities</i></b>  <i>1. Recognise that there are existing industrial activities located within the Mixed Use Zone and provide for their ongoing operation, with limited ability for expansion or alterations.</i>  <i>2. <u>Avoid new offensive trades and hazardous facilities, unless they would not compromise residential amenity within the Zone.</u></i>
Kāinga Ora	229.127	MUZ - Mixed Use Zone	Policies	MUZ-P4 Residential activities	Support the provision for residential units within the Mixed Use Zone. However, seek amendments to restrict providing for	Amend <b>MUZ-P4</b> as follows:  <b><i>MUZ-P4 Residential activities</i></b>
				units at ground floor level to enable retail or other appropriate commercial activities at ground floor level.	<i>1. <u>new residential activities are located above ground floor level where existing nearby land uses may reduce residential amenity for on-site occupants;</u></i>  <i>2. <u>Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities;</u></i>  <i>3. <u>Existing residential units are able to continue their use and the privacy and amenity for on-site occupants is not further compromised by new activities in the Zone.</u></i>	

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Kāinga Ora	229.128	MUZ - Mixed Use Zone	Rules	MUZ-R7 Industrial activities	Support the rule in that it provides for the continued use of already existing industrial activities in the Zone. However, amendments are sought for clarity in that new industrial activities are not provided for in the Zone.	<p>Amend <b>MUZ-R7</b> as follows:</p> <p><b><i>MUZ-R7 Industrial activities</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 industrial activity was existing as at 22 September 2022; and</i></p> <p><b><i>PER-2</i></b></p> <p><b><i>The activity is not a new industrial activity; and</i></b></p> <p><b><i>PER-2 3</i></b></p> <p><i>Any extension or alteration to the industrial activity does not increase the total gross floor area above what existed at 22 September 2022 by more than the lesser of:</i></p> <ol style="list-style-type: none"> <li>1. 10%; or</li> <li>2. 75m<sup>2</sup>; and</li> </ol> <p><b><i>PER-3 4</i></b></p> <p><i>MUZ-S4 is complied with.</i></p> <p><b><i>Note: Any <del>associated</del> additions or alterations to a building <del>and</del> or structure containing an existing industrial activity must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></b></p>
Kāinga Ora	229.129	MUZ - Mixed Use Zone	Rules	MUZ-R8 Residential activities within existing buildings	Support the provision for residential units within the Mixed Use Zone. Amendments sought to the rule to broaden the scope and enable new residential units above ground floor level, as a permitted activity where appropriate.	<p>Amend <b>MUZ-R8</b> as follows:</p> <p><b><i>MUZ-R8 Residential activities and units within existing buildings</i></b></p> <p><b><i>Activity status: Permitted</i></b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>Where:</b></p> <p>[...]</p> <p><b>PER-3</b></p> <p><i>If the activities includes a supported residential care activity, the maximum occupancy does not exceed 10 residents- ; <u>and</u></i></p> <p><b>PER-4</b></p> <p><i><u>If the activity is a new residential activity or unit, it is located entirely above ground floor level; and</u></i></p> <p><b>PER-5</b></p> <p><i><u>If the activity is a new residential activity or unit, it is not located within 25m of an existing industrial activity within the Mixed Use Zone.</u></i></p> <p><b>Note:</b> Any associated <u>new</u> building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>
Kāinga Ora	229.130	MUZ - Mixed Use Zone	Rules	New	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 activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand. The Submitter supports the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.	<p>Add a new rule to the <b>MUZ - Mixed Use Zone Chapter</b> as follows:</p> <p><b><u>MUZ-RX - The infringement of any applicable Zone Standard to an activity</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> <p><b><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></b></p>
Kāinga Ora	229.131	MUZ - Mixed Use Zone	Standards	MUZ-S1 Height of buildings and structures	Supports a height limit of 16m in height, so long that the height limit for the Zone doesn't compromise the ability for the Town Centre and/or City Centre Zones to be the focal points across the District.	Retain as notified.
Kāinga Ora	229.132	MUZ - Mixed Use Zone	Standards	MUZ-S2 Height in relation to boundary	Support a height in relation to boundary control for where a site in the Mixed Use Zone. Amendments are sought to better manage effects on existing residential units across any adjoining zone, rather than just Residential Zones. In addition, an advice note is sought.	<p>Amend <b>MUZ-S2</b> as follows:</p> <p><b><u>MUZ-S2 Height in relation to boundary</u></b></p> <p><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 <u>or an existing residential activity within the Mixed Use Zone.</u> The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impact on privacy and the ability to use outdoor living space of <u>Residential Zones residential units</u>; and</li> <li>any impact on solar access to living rooms of <u>Residential Zones residential units</u>; and</li> <li>any adverse effects resulting from the bulk and dominance of built form; and</li> <li>any benefits, such as the use of architectural features or steps in the building façade.</li> </ol>
Kāinga Ora	229.133	MUZ - Mixed Use Zone	Standards	MUZ-S3 Setbacks	Support the Standard and seek an amendments to also ensure adequate setbacks from existing residential units across any zone.	<p>Amend <b>MUZ-S3</b> as follows:</p> <p><b>MUZ-S3 Setbacks</b></p> <p>Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone <u>or adjoins a site containing an existing residential unit in any zone.</u></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>dominance, loss of privacy and shading in relation to adjoining <u>sites in Residential Zones existing residential units</u>; and</li> <li>landscaping;</li> </ol> <p>mitigation measures.</p>
Kāinga Ora	229.134	MUZ - Mixed Use Zone	Standards	MUZ-S4 Goods storage	Support the provision for outdoor goods storage. However, seek amendments to the Standard to ensure goods storage doesn't compromise the residential amenity for existing residential units.	<p>Amend <b>MUZ-S4</b> as follows:</p> <p><b>MUZ-S4 Outdoor <del>G</del>-goods, refuse or recycling storage</b></p> <p>Any outdoor storage areas, except for the display of goods for retail sale, <del>;</del></p> <ol style="list-style-type: none"> <li><u>1. must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads; and</u></li> <li><u>2. must not be facing any site in a Residential Zone or containing an existing residential unit.</u></li> </ol> <p><b>Matters of discretion 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>1. <i>visual effects; and</i></li> <li>2. <i>landscaping and screening; and</i></li> <li>3. <i>residential amenity effects; and</i></li> <li>4. <i>mitigation measures; and</i></li> <li>5. <i>any alternative measures considered.</i></li> </ol>
Kāinga Ora	229.135	MUZ - Mixed Use Zone	Standards	MUZ-S5 Outdoor Living Space	Support the provision for outdoor living space for residential units in the Mixed Use Zone. However, seek amendments to provide for adequate outdoor living spaces for units above ground floor level, where developers choose to provide communal ground floor living spaces, rather than individual balconies.	<p>Amend <b>MUZ-S5</b> as follows:</p> <p><b>MUZ-S5 Outdoor Living Space</b></p> <p><i>Each residential unit must have an exclusive outdoor living space:</i></p> <ol style="list-style-type: none"> <li>1. <i>for a new building containing all residential units above ground floor level, with a common living space at ground floor level may be provided, of at least <del>20</del> 12m<sup>2</sup> per residential unit it serves, and with a minimum dimension of 3m; and</i></li> <li>2. <i>for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</i></li> <li>3. <i>which is located on the north, west or east side of the residential unit or building; and</i></li> <li>4. <i>which is readily accessible from the common living space of the residential unit or a common space within a building (e.g. lobby).</i></li> </ol>
Kāinga Ora	229.136	MUZ - Mixed Use Zone	Standards	MUZ-S6 Service and storage spaces	Supports the standard, but seek to increase the scope of the standard so that residential units above ground floor level are also provided adequate storage areas for their goods, whether that be within the unit itself or within an accessible location at ground floor level.	<p>Amend <b>MUZ-S6</b> as follows:</p> <p><b>MUZ-S6 Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>1. <i>Each residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</i></li> <li>2. <i>The required spaces can be provided either individually or within a communal space for multiple units at ground floor level and within an accessible location of the site.</i></li> <li>3. <i>Residential units above ground floor level must have an internal or external secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m<sup>2</sup> and with a</i></li> </ol>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<u>minimum dimension of 1m. These areas may be grouped into a communal area of the site at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u>
Kāinga Ora	229.137	MUZ - Mixed Use Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms in residential units, into the Mixed Use Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.	<p>Add a new standard to the <b>MUZ - Mixed Use Zone Chapter</b> as follows:</p> <p><b><u>MUZ-SX - Outlook space for residential units in new buildings</u></b></p> <p><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><b><u>Matters of discretion</u></b></p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>
Kāinga Ora	229.138	MUZ - Mixed Use Zone	Standards	New	Seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add a new standard to the <b>MUZ - Mixed Use Zone Chapter</b> as follows:</p> <p><b><u>Standard MUZ-SX Minimum residential unit sizes</u></b></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></p> <p><b><u>Matters of discretion:</u></b></p>

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						<u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u>
Kāinga Ora	229.139	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Support the purpose of the Town Centre Zone, as a focal point for the community and as a place where they can go to meet their everyday commercial or social needs.	Retain as notified.
Kāinga Ora	229.140	TCZ - Town Centre Zone	Objectives	TCZ-O2 Character and qualities of the Town Centre Zone	Considers greater consistency is required with national direction under the National Policy Statement on Urban Development 2020.	Amend <b>TCZ-O2</b> as follows:  <b>TCZ-O2 Character and qualities of the Town Centre Zone</b>  <i>The Town Centre Zone:</i>  <ol style="list-style-type: none"> <li>1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and</li> <li>2. is of a scale that is commensurate with the population that it serves; and</li> <li>3. contains buildings of a moderate scale and density, with associated <del>car parking and</del> storage areas that do not detract from pedestrian-focused street environments; and</li> <li>4. contains activities or buildings that are compatible with the use and amenity values of adjoining Residential Zones and Open Space and Recreation Zones; and</li> <li>5. <del>are</del> <u>is</u> of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.</li> </ol>
Kāinga Ora	229.141	TCZ - Town Centre Zone	Policies	TCZ-P2 Residential activities	Support the provision of residential units above ground floor level in the Town Centre Zone, as a permitted activity.	Retain as notified.
Kāinga Ora	229.142	TCZ - Town Centre Zone	Policies	TCZ-P5 Other activities	Seek to include a provision within the policy, to avoid new activities within the Town Centre Zone where the activity is considered to have adverse effects on the possibility to provide for residential units within the Zone.	Amend <b>TCZ-P5</b> as follows:  <b>TCZ-P5 Other activities</b>  <i>Only allow other activities to establish and operate within the Town Centre Zone where:</i>  <ol style="list-style-type: none"> <li>1. they are consistent with the purpose, character and qualities of the Zone; and</li> <li>2. it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and</li> <li>3. the intensity and scale of the activity does not compromise activities that are enabled within the zone- <del>;</del> <u>and</u></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<u>4. the activity is not an activity which is considered to have an adverse effect on the ability to provide for residential units within the Zone.</u>
Kāinga Ora	229.143	TCZ - Town Centre Zone	Rules	TCZ-R5 Residential activity (not otherwise listed in this chapter)	Support the provision for above ground residential units as a permitted activity within the Town Centre Zone.	Retain as notified.
Kāinga Ora	229.144	TCZ - Town Centre Zone	Rules	New	Seek 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 activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand. The Submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.	Add a new rule to the <b>TCZ-Town Centre Zone</b> as follows:  <u>TCZ-RX - The infringement of any applicable Zone Standard to an activity</u>  <u>Activity status: Restricted Discretionary</u>  <u>Matters of discretion are limited to:</u>  <u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u>
Kāinga Ora	229.145	TCZ - Town Centre Zone	Standards	TCZ-S1 Height of buildings and structures	Oppose the height limit of 10m for the town centre zone, as this compromises the Zone being a focal point for the community. With a height limit of 16m in the Mixed Use Zone and 12m in the Medium Density Residential Zone, the Town Centre Zone would struggle to be a node for the surrounding community. A height limit of 16m is also sought for the Town Centre Zone.	Amend <b>TCZ-S1</b> as follows:  <b>TCZ-S1 Height of buildings and structures</b>  <i>Buildings and structures including additions and alterations to buildings and structures must not exceed:</i>  <ol style="list-style-type: none"><li>1. Maximum height of <del>10</del> <b>16m</b> measured from ground level; or</li><li>2. For church towers or spires, a maximum height of 30m measured from ground level.</li></ol>
Kāinga Ora	229.146	TCZ - Town Centre Zone	Standards	TCZ-S2 Height in relation to boundary	Support the inclusion of a height relation to boundary standard. However, amendments are sought consequential to a requested increase height limit for the Zone as per the above, as well as seeking an exclusion for buildings sharing a common wall.	Amend <b>TCZ-S2</b> as follows:  <b>TCZ-S2 Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points <del>2.5m</del> <b>3.5m</b> 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>  <u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u>

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Kāinga Ora	229.147	TCZ - Town Centre Zone	Standards	TCZ-S4 Goods storage	Support the provision for outdoor goods storage. However, seek amendments to the Standard to ensure goods storage doesn't compromise the residential amenity for existing residential units.	<p>Amend <b>TCZ-S4</b> as follows:</p> <p><b><i>TCZ-S4 <u>Outdoor &amp; goods, refuse or recycling storage</u></i></b></p> <p><i>Any outdoor storage areas, except for the display of goods for retail sale,</i></p> <ol style="list-style-type: none"> <li><i>1. must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads ; <u>and</u></i></li> <li><i>2. <u>must not be facing any site in a Residential Zone or other site containing an existing residential unit.</u></i></li> </ol> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li><i>1. visual effects; and</i></li> <li><i>2. landscaping <u>and screening; and</u></i></li> <li><i>3. <u>residential amenity effects; and</u></i></li> <li><i>4. <u>mitigation measures; and</u></i></li> <li><i>5. <u>any alternative measures considered.</u></i></li> </ol>
Kāinga Ora	229.148	TCZ - Town Centre Zone	Standards	TCZ-S6 Outdoor Living Space	Support the provision for outdoor living space for residential units in the Town Centre Zone.	Retain as notified.
Kāinga Ora	229.149	TCZ - Town Centre Zone	Standards	TCZ-S7 Service and storage spaces	Support the standard, but seek to increase the scope of the standard so that residential units above ground floor level are also provided adequate storage areas for their goods, whether that be within the unit itself or within an accessible location at ground floor level.	<p>Amend <b>TCZ-S7</b> as follows:</p> <p><b><i>TCZ-S7 Service and storage spaces</i></b></p> <ol style="list-style-type: none"> <li><i>1. Each residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units <u>at ground floor level and within an accessible location of the site.</u></i></li> <li><i>2. <u>Residential units above ground floor level must have an internal or external secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m<sup>2</sup> and with a minimum dimension of 1m. These areas may be grouped into a communal area of the site at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u></i></li> </ol>
Kāinga Ora	229.150	TCZ - Town Centre Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms in residential units, into the Town Centre Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.	<p>Add a new standard to the <b>TCZ - Town Centre Zone Chapter</b> as follows:</p> <p><b><i>TCZ-SX - Outlook space for residential units in new buildings</i></b></p>

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						<p><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><b><u>Matters of discretion</u></b></p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>
Kāinga Ora	229.151	TCZ - Town Centre Zone	Standards	New	Seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add a new standard to the <b>TCZ-Town Centre Zone Chapter</b> as follows:</p> <p><b><u>TCZ-SX - Minimum residential unit sizes</u></b></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>
Kāinga Ora	229.152	CCZ - City Centre Zone	Objectives	CCZ-O1 The purpose of the City Centre Zone	Support the purpose of the City Centre Zone and the supports the enablement of residential activity in the Zone. However, residential activity in a City Centre should be appropriately located as to provide adequate amenity for the on-site occupants.	<p>Amend <b>CCZ-O1</b> as follows:</p> <p><b><u>CCZ-O1 The purpose of the City Centre Zone</u></b></p>

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						<p>The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury sub-region and the primary destination for retail activity, dining and entertainment, and:</p> <ol style="list-style-type: none"> <li>1. provides for a diverse range of activities, including commercial, visitor accommodation and community facilities; and</li> <li>2. accommodates higher density residential activities <u>where appropriate</u>, which support the viability and vibrancy of the zone.</li> </ol>
Kāinga Ora	229.153	CCZ - City Centre Zone	Objectives	CCZ-O2 Character and qualities of the City Centre Zone	Support the policy with minor amendments.	<p>Amend <b>CCZ-O2</b> as follows:</p> <p><b>CCZ-O2 Character and qualities of the City Centre Zone</b></p> <p>The City Centre Zone:</p> <ol style="list-style-type: none"> <li>1. is a vibrant area that provides an attractive place to live, work and visit; and</li> <li>2. contains built form that contributes to a high-quality streetscape that maintains the character associated with scheduled heritage items and historic heritage areas; and</li> <li>3. accommodates large volumes of people; and</li> <li>4. includes sites used for centralised car parking; and</li> <li>5. contains <del>large-scale</del>, <u>moderate to</u> high density buildings; and</li> <li>6. contains activities that are compatible with the amenity values of adjoining Residential Zones and Open Space and Recreation Zones- ; <u>and</u></li> <li>7. <u>provides adequate connections from surrounding areas for all transport users; and</u></li> <li>8. <u>creates attractive streetscapes.</u></li> </ol>
Kāinga Ora	229.154	CCZ - City Centre Zone	Policies	CCZ-P2 Residential Activities	Support the provision for new residential activities to be established within the City Centre Zone, where appropriate. Amendment sought for residential activities to be provided for above ground floor level only as to not detract from the residential amenity of those units, and still provide for the core function of the City Centre as the District's primary commercial centre.	<p>Amend <b>CCZ-P2</b> as follows:</p> <p><b>CCZ-P2 Residential Activities</b></p> <p>Provide for new residential activities <u>where appropriate, and</u> where they:</p> <ol style="list-style-type: none"> <li>1. <u>will contribute to the viability and vibrancy of the Zone; and if</u></li> <li>2. <u>are located: above ground floor level; and</u></li> <li>3. <u>residential amenity for on-site occupants is not compromised.</u></li> </ol>

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						<p><del>1— outside the Southern Centre Precinct, are located and designed to maintain the continuity of commercial activities along ground level street frontages; and</del></p> <p><del>2— within the Southern Centre Precinct, are designed to accommodate potential future commercial use.</del></p>
Kāinga Ora	229.155	CCZ - City Centre Zone	Policies	CCZ-P6 Industrial activities	Seek amendments to the Policy so that industrial activities are avoided in the City Centre, as these activities are considered more than likely to detract from the character and qualities of the City Centre Zone, as well as the ability to provide for residential activities within the Zone.	<p>Amend <b>CCZ-P6</b> as follows:</p> <p><b>CCZ-P6 Industrial activities</b></p> <p>Avoid the establishment of industrial activities within the City Centre Zone. <u>unless:</u></p> <p><del>1— the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the City Centre Zone; and</del></p> <p><del>any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.</del></p>
Kāinga Ora	229.156	CCZ - City Centre Zone	Rules	CCZ-R4 Public toilets	Support the provision for public toilets within the Zone as they are important amenities. However, seek amendments to the rule so that new public toilets don't establish adjacent to existing residential units and detract from the residential amenity of on-site occupants of those units.	<p>Amend <b>CCZ-R4</b> as follows:</p> <p><b>CCZ-R4 Public toilets</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>CCZ-S2 is complied with <del>—</del>; <u>and</u></p> <p><b>PER-2</b></p> <p><u>Any new public toilet facility is not established on a site adjacent to a site containing an existing residential unit.</u></p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with CCZ-R7.</p>

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Kāinga Ora	229.157	CCZ - City Centre Zone	Rules	CCZ-R5 Residential activity (not listed in this chapter)	Support the provision for residential units within the City Centre Zone, only where they are located above ground floor level across the entire Zone.	<p>Amend <b>CCZ-R5</b> as follows:</p> <p><b><del>CCZ-R5 Residential activity (not listed in this chapter)</del></b></p> <p><b><del>Outside of the Southern Centre Precinct</del></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> <li>located above the ground floor level of a building; or</li> <li>is located at ground floor level and the residential unit was existing as at 22 September 2022; and</li> </ol> <p><b>PER-2</b></p> <p><del>CCZ-S2, CCZ-S5 and CCZ-S6 is</del> <u>All applicable Zone standards are</u> complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with <u>CCZ-R6 and CCZ-R7</u>.</p> <p><b><del>Southern Centre Precinct</del></b></p> <p><b><del>Activity status: Permitted</del></b></p> <p><b><del>Where:</del></b></p> <p><b><del>PER-1</del></b></p> <p><del>CCZ-S2, CCZ-S5 and CCZ-S6 is</del> complied with.</p> <p><b><del>Note:</del></b> Any associated building and structure must be constructed in accordance with <del>CCZ-R6, CCZ-R7, and CCZ-R8</del>.</p>
Kāinga Ora	229.158	CCZ - City Centre Zone	Rules	New	Seek 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 activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand. The Submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than	<p>Add a new rule to the <b>CCZ-City Centre Zone Chapter</b> as follows:</p> <p><b><u>CCZ-RX - The infringement of any applicable Zone Standard to an activity</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>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.	<u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u>
Kāinga Ora	229.159	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	Support a permitted height limit of 20m for new buildings across the City Centre Zone.	Retain as notified.
Kāinga Ora	229.160	CCZ - City Centre Zone	Standards	CCZ-S4 Active street frontage	Oppose the Standard in part, as it considers that unless a street provides a key retail or commercial frontage adding to the amenity of the Zone, a vehicle crossing, within reason, could be established as many activities still require vehicle access in order to function. Amendments sought or alternative relief requested, such as adding a Key Commercial Frontage Control into the District Plan along main roads (e.g. Stafford Street), where new vehicle crossing could be restricted. Otherwise, the rules for new vehicle crossing should be managed via the District-Wide Rules; Transport section of the District Plan.	Amend <b>CCZ-S4</b> as follows:  <b>CCZ-S4 Active street frontage</b>  <ol style="list-style-type: none"> <li>1. Except for residential activities within the Southern Centre Precinct, all new buildings shall be built up to the street frontage.</li> <li>2. There must be no <u>new</u> vehicle crossings across footpaths or pedestrian areas <u>along National Arterial, Regional Arterial or Principal Roads in the City Centre Zone.</u></li> <li>3. For new buildings, at least 60% (by length) of the façade of the ground floor of a building where the facade fronts the road or other public area must contain windows.</li> </ol> <p><u>Except for residential activities within the Southern Centre Precinct, any windows located on the ground floor of a building where the facade fronts the road or other public area must remain visually transparent and be used either for the display of goods and services; or kept clear of obstructions to provide a view into the building.</u></p>
Kāinga Ora	229.161	CCZ - City Centre Zone	Standards	CCZ-S5 Outdoor Living Space	Support the provision for outdoor living spaces for residential units in the City Centre Zone. However, this is a high intensity zone and providing larger balconies may not be achievable across the board, particularly where residential units in the City Centre Zone are more than likely going to be smaller unit sizes being one and two bedroom apartments. Amendments sought, seeking a minimum outdoor living space of 8m <sup>2</sup> .	Amend <b>CCZ-S5</b> as follows:  <b>CCZ-S5 Outdoor Living Space</b>  <ol style="list-style-type: none"> <li>1. Any residential unit must have an exclusive outdoor living space: <ol style="list-style-type: none"> <li>a. that comprises a balcony of at least <del>12</del> <u>8</u>m<sup>2</sup>, with a minimum <del>dimension</del> <u>depth</u> of <del>1.5m</del> <u>1.8m</u>; and</li> <li>b. which is located on the north, west or east side of the residential unit; and</li> <li>c. which is readily accessible from the common living space of the residential unit.</li> </ol> </li> </ol>
Kāinga Ora	229.162	CCZ - City Centre Zone	Standards	CCZ-S6 Service and storage spaces	Support the provision for adequate refuse and recycling bins storage areas. However, seek a broader scope to ensure new residential units are provided with adequate storage space for their goods within their apartment building.	Amend <b>CCZ-S6</b> as follows:  <b>CCZ-S6 Service and storage spaces</b>

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						<p><u>1. Any residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units.</u></p> <p><u>2. Residential units must have an internal secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m<sup>2</sup> and with a minimum dimension of 1m. These areas may be grouped into a communal area of a new building at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u></p>
Kāinga Ora	229.163	CCZ - City Centre Zone	Standards	New	Seek the addition of height in relation to boundary Standard for the Zone, where a new building adjoins a lower intensity Zone.	<p>Add a new standard to the <b>CCZ-City Centre Zone Chapter</b> as follows:</p> <p><b><u>CCZ-SX: Height in relation to boundary</u></b></p> <p><u>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, the Mixed Use Zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</u></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>1. any impact on privacy and the ability to use and enjoy outdoor living space; and</u></p> <p><u>2. any impact on solar access to living rooms; and</u></p> <p><u>3. any adverse effects resulting from the bulk and dominance of built form; and</u></p> <p><u>4. any benefits, such as the use of architectural features or steps in the building façade; and</u></p> <p><u>5. any mitigation measures</u></p>
Kāinga Ora	229.164	CCZ - City Centre Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms in residential units, into the City Centre Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.	<p>Add a new standard to the <b>CCZ-City Centre Zone Chapter</b> as follows:</p> <p><b><u>CCZ-SX - Outlook space for residential units in new buildings</u></b></p> <p><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>
Kāinga Ora	229.165	CCZ - City Centre Zone	Standards	New	Seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add a new standard to the <b>CCZ-City Centre Zone Chapter</b> as follows:</p> <p><b><u>CCZ-SX - Minimum residential unit sizes</u></b></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>
Kāinga Ora	229.166	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Support the Objective, in that it seeks that industrial activities function in a manner that protects the amenity of residential zones and residential units.	Retain as notified.
Kāinga Ora	229.167	GIZ - General Industrial Zone	Objectives	PREC3-O1 Washdyke industrial expansion precinct	Support development in the Washdyke Industrial Expansion Precinct, to the extent that new activities avoid, remediate and mitigate adverse environmental effects on nearby residential activities as far as reasonably practicable.	<p>Amend <b>PREC3-O1</b> as follows:</p> <p><b><u>PREC3-O1 Washdyke industrial expansion precinct</u></b></p> <p><u>Development in the Washdyke Industrial Expansion Precinct <del>minimises</del> avoids, remediates and/or mitigates adverse effects on nearby residential activities <del>the adjoining residential zone.</del></u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Kāinga Ora	229.168	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Support the Policy with amendments, seeking to ensure that offensive trades and hazardous facilities are not permitted to establish adjacent to a site with an open space and recreation residential zoning.	Amend <b>GIZ-P1</b> as follows:  <b><i>GIZ-P1 Industrial activities</i></b>  <i>Enable a range of industrial activities and associated activities where:</i>  1. ancillary activities are conducted on the same site as the primary industrial activity; and  2. <u>the activity</u> does not include residential activities; and  3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone-; <u>and</u>  <u>4. Offensive trades and hazardous facilities are not permitted to establish on a site, adjacent to another site with an open space and recreation, or residential zoning.</u>
Kāinga Ora	229.169	GIZ - General Industrial Zone	Policies	PREC3-P1 Residential amenity of adjoining Residential Zones	Support to the extent that amendments are adopted, as per other submission points.	Amend <b>PREC3-P1</b> as follows:  <b><i>PREC3-P1 Residential amenity of adjoining Residential Zones</i></b>  <i>Maintain the amenity values of adjoining Residential Zones by requiring:</i>  1. buildings to be suitably separated from any sites within a Residential Zone; and  2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining Residential Zones; and  3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining Residential Zones-; <u>and</u>  <u>4. Offensive trades and hazardous facilities to establish on sites that are not adjacent to another site with an open space and recreation, or residential zoning.</u>
The Retirement Villages Association of New Zealand Incorporated	230.1	General	General	General	Submitter generally supports specific provisions in the PDP that: 1. Ensure a more consistent, targeted approach to planning for retirement villages and their unique attributes;  2. Recognise that aspects of retirement village activities differ from typical residential activities; and  3. Provide mechanisms to enable the well-planned and intensive development of a variety of accommodation opportunities for the elderly within the District.	Not specified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
The Retirement Villages Association of New Zealand Incorporated	230.2	General	General	General	<p>Considers the PDP, as it relates to retirement villages:</p> <ol style="list-style-type: none"> <li>1. Will not promote the sustainable management of natural and physical resources;</li> <li>2. Will not promote the efficient use and development of natural and physical resources;</li> <li>3. Is contrary to good resource management practice;</li> <li>4. Does not comply with the requirements of section 32 of the RMA, particularly in that the provisions are not the most appropriate means of achieving the relevant plan objectives having regard to their efficiency and effectiveness and taking into account benefits, costs and risks;</li> <li>5. Does not provide a planning framework that adequately provides for retirement villages taking into account their functional and operational needs and effects; and</li> <li>6. Is otherwise inconsistent with the relevant provisions of the RMA, including the purposes and principles of the RMA under Part 2.</li> </ol>	<ol style="list-style-type: none"> <li>1. Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21); and</li> <li>2. Any alternative or consequential relief to address the RVA's concerns, including amendments or deletion of any objectives, policies and rules to better enable retirement villages in the Timaru Proposed District Plan.</li> </ol> <p>[Refer original submission for full relief sought]</p>
The Retirement Villages Association of New Zealand Incorporated	230.3	GRZ - General Residential Zone	Policies	GRZ-P3 Retirement Villages	<p>The Submitter supports the wording of GRZ-P3 where it includes "to recognise the benefits of, and provide for, retirement villages" however opposes the wording under GRZ-P3.1 where retirement living options is to 'maintains the character, qualities and amenity values' as the approach does not recognise the functional and operational needs of retirement villages.</p> <p>[Refer original submission for full reason]</p>	<p>Request a new planning frame for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <ol style="list-style-type: none"> <li>3. [Refer original submission for full relief sought]</li> </ol>
The Retirement Villages Association of New Zealand Incorporated	230.4	MRZ - Medium Density Residential Zone	Policies	MRZ-P5 Retirement Villages	<p>The Submitter supports the wording of MRZ-P5 where it includes "to recognise the benefits of, and provide for, retirement villages" however opposes the wording under MRZ-P5.1 where retirement living options is to 'maintains the character, qualities and amenity values' as the approach does not recognise the functional and operational needs of retirement villages.</p>	<p>Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>[Refer original submission for full relief sought]</p>

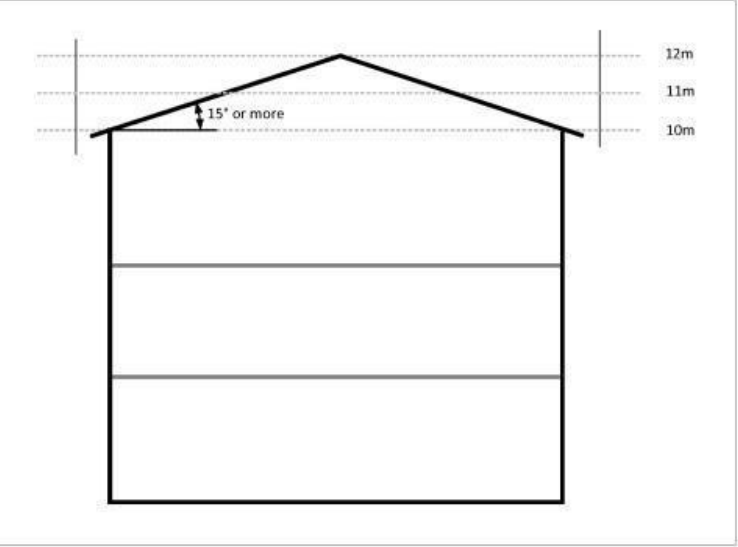
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					[see submission for full reason]	
The Retirement Villages Association of New Zealand Incorporated	230.5	GRZ - General Residential Zone	Objectives	GRZ-O2 Character and qualities of the General Residential Zone	<p>Opposes objective GRZ-O2 in relation to retirement villages within this zone insofar as they result in the same issues as referred to in submission point 230.3.</p> <p>The submitter considers the one and to two storey buildings specified in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and enable the provision of retirement housing and care options in the District.</p> <p>[see original submission for full reason]</p>	<p>Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>[Refer original submission for full relief sought]</p>
The Retirement Villages Association of New Zealand Incorporated	230.6	GRZ - General Residential Zone	Policies	GRZ-P1 Residential activities	<p>Opposes policy GRZ-P1 in relation to retirement villages within the zone insofar as they result in the same issues as referred to in submission point 230.3.</p> <p>The submitter considers the two to three storied buildings specified in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and enable the provision of retirement housing and care options in the District.</p> <p>[see original submission for full reason]</p>	<p>Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>[Refer original submission for full relief sought]</p>
The Retirement Villages Association of New Zealand Incorporated	230.7	MRZ - Medium Density Residential Zone	Objectives	MRZ-O2 Character and qualities of the Medium Density Residential Zone	<p>The submitter opposes objective MRZ-O2 in relation to retirement villages within the zone insofar as they result in the same issues as referred to in submission point 230.4.</p> <p>The submitter considers the direction of two to three storied buildings in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and enable the</p>	<p>Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>[Refer original submission for full relief sought]</p>

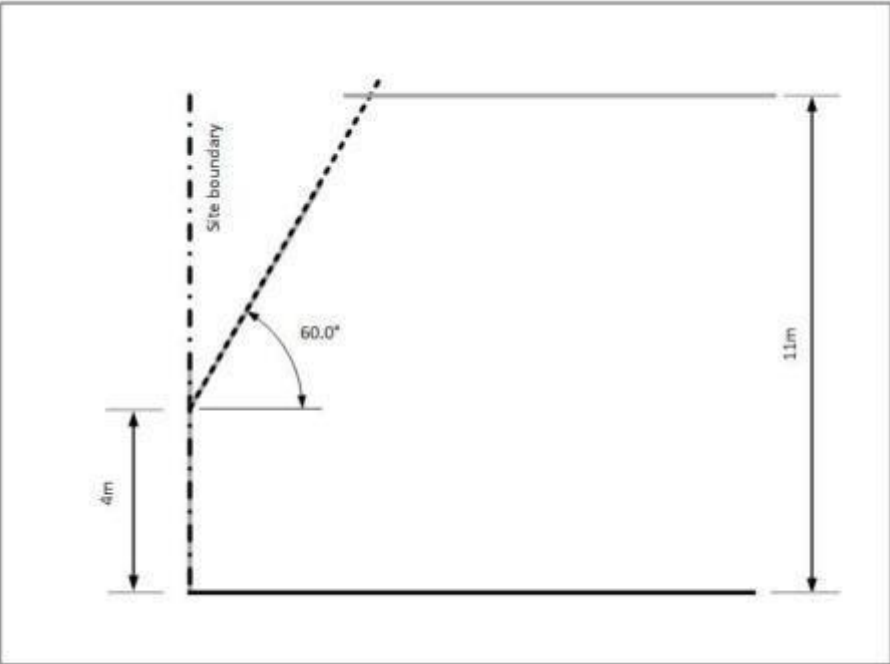
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<p>provision of retirement housing and care options in the District.</p> <p>[see original submission for full reason]</p>	
The Retirement Villages Association of New Zealand Incorporated	230.8	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	<p>The submitter opposes policy MRZ-P1 in relation to retirement villages within the zone insofar as they result in the same issues as referred to in submission point 230.4.</p> <p>The submitter considers the direction of two to three story buildings in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and considers the NPSUD requirements to Tier 1 and 2.</p> <p>[see original submission for full reason]</p>	<p>Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>[Refer original submission for full relief sought]</p>
The Retirement Villages Association of New Zealand Incorporated	230.9	General	All zones	New	<p>Submitter seeks to introduce a new objective to all zones that provide for residential activity that address the NPS-UD and better enables the provision of a diverse range of retirement housing and care options in the District</p>	<p>Amend the PDP to include the below <b>new objective</b> in all zones that provide for residential activity:</p> <p><b><u>O# Aging Population</u></b></p> <p><b><u>Recognise and enable the housing and care needs of the aging population.</u></b></p>
The Retirement Villages Association of New Zealand Incorporated	230.10	General	All zones	New	<p>Submitter seeks to introduce a new objective to all zones that provide for residential activity that address the NPS-UD and better enables the provision of a diverse range of retirement housing and care options in the District</p>	<p>Amend the PDP to include the below <b>new policies</b> in all zones that provide for residential activity:</p> <p><b><u>P# - Changing Communities</u></b></p> <p><b><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the zone will change over time to enable a variety of housing types with a mix of densities.</u></b></p> <p><b><u>P# Larger Sites</u></b></p> <p><b><u>Recognise the intensification opportunities provided by larger sites within the medium density residential zone by providing for more efficient use of those sites.</u></b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b><u>P# - Provision of housing for an ageing population</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the medium density residential zone, such as retirement villages.</u></li> <li>2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> <li>a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u></li> <li>b. <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></li> </ol> </li> </ol> <p><b><u>P# Role of density standards</u></b></p> <p><u>Enable the density standards to be utilised as a baseline for the assessment of effects of developments.</u></p>
The Retirement Villages Association of New Zealand Incorporated	230.11	General	All zones	New	<p>The Submitter supports in principle the inclusion of retirement village specific rules with a permitted/restricted discretionary activity status.</p> <p>The submitter considers the matters of discretion should be guided by the Enabling Housing Act.</p> <p>The submitter further considers that public notification for retirement village is an overly cautious approach and considers public notification should be precluded and limited notification should be restricted for retirement villages.</p>	<p>Amend the PDP to include the below <b>new rules</b> in all zones that provides for residential activity:</p> <p><b><u>R1 Retirement Villages, excluding the construction of buildings</u></b></p> <p><u>Activity status: Permitted.</u></p> <p><b><u>R2 Construction of buildings for a Retirement Village</u></b></p> <p><u>Activity status: Restricted Discretionary Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> <li>1. <u>The effects arising from exceeding any of the following standards: S1 -S4 and excluding a non-compliance that does not trigger limited notification.</u></li> <li>2. <u>The effects arising from exceeding any of the following standards: S4 -S8.</u></li> <li>3. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces.</u></li> <li>4. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u></li> <li>5. <u>When assessing the matters in (1), (2) and (3), consider:</u> <ol style="list-style-type: none"> <li>a. <u>The need to provide for efficient use of larger sites.</u></li> <li>b. <u>The functional and operational needs of the retirement village.</u></li> </ol> </li> </ol>



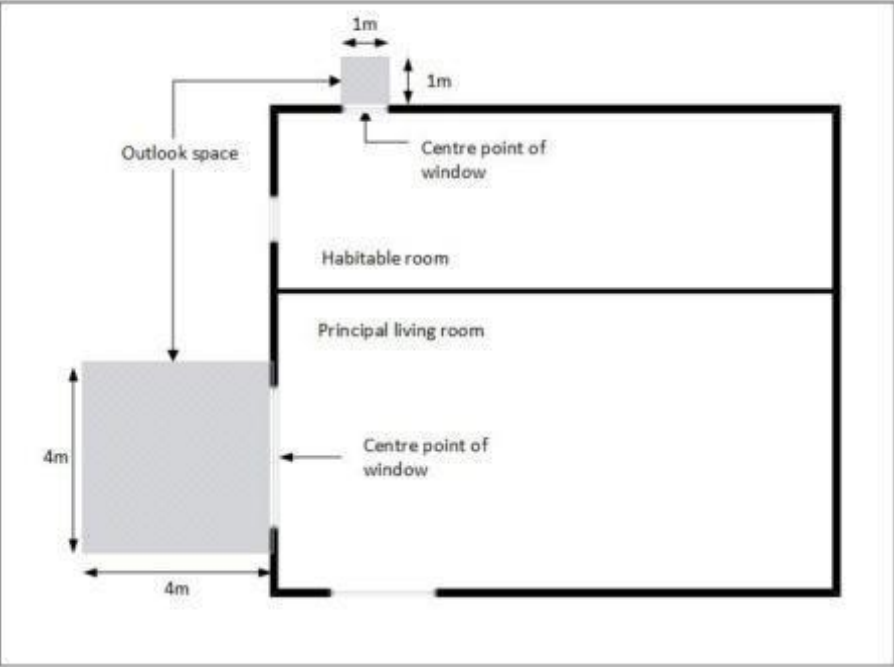
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>6. <u>The positive effects of the construction, development and use of the Retirement Village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p> <p><b><u>Notification status:</u></b></p> <p><u>An application for resource consent made in respect of rule GRZ-R2 is precluded from being publicly notified.</u></p> <p><u>An application for resource consent made in respect of rule GRZ-R2 that complies with S1-S4 is precluded from being limited notified.</u></p>
The Retirement Villages Association of New Zealand Incorporated	230.12	GRZ - General Residential Zone	Rules	GRZ-R11 Retirement Village	<p>The submitter supports in principle the inclusion of retirement village specific rules of a permitted/restricted discretionary activity status.</p> <p>The submitter considers the matters of discretion should be guided by the Enabling Housing Act.</p> <p>The submitter further considers a public notification for retirement village is an overly cautious approach and considers public notification should be precluded and limited notification should be restricted for retirement villages.</p>	<p>Delete <b>GRZ-R11</b>;</p> <p>AND</p> <p>replace with proposed rules set out in appendix B of the original submission and outlined in submission point 230.11.</p>
The Retirement Villages Association of New Zealand Incorporated	230.13	MRZ - Medium Density Residential Zone	Rules	MRZ-R12 Retirement villages	<p>The Submitter supports in principle the inclusion of retirement village specific rules of a permitted/restricted discretionary activity status.</p> <p>The submitter considers the matters of discretion should be guided by the Enabling Housing Act.</p> <p>The submitter further considers a public notification for retirement village is an overly cautious approach and considers public notification should be precluded and limited notification should be restricted for retirement villages.</p>	<p>Delete <b>MRZ-R12</b>;</p> <p>AND</p> <p>replace with proposed rules set out in submission point 230.11 and within appendix B of the original submission.</p>
The Retirement Villages Association of New Zealand Incorporated	230.14	MRZ - Medium Density Residential Zone	Standards	MRZ-S1 Height of buildings and structures	<p>The submitter seeks that the standard match that within RMA Schedule 3A, Clause 11 in relation to Building Height.</p>	<p>Amend <b>MRZ-S1</b> to align with the RMA, Schedule 3A, Clause 11 as follows:</p> <p><b><u>MRZ-S1 Building Height Height of buildings and structures</u></b></p> <p><u>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						 <p data-bbox="1682 863 2781 926"><i>The maximum height of buildings and structures must not exceed 12m measured from ground level to the highest part of the building or structure.</i></p>
The Retirement Villages Association of New Zealand Incorporated	230.15	MRZ - Medium Density Residential Zone	Standards	MRZ-S2 Height in relation to boundary	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 12 in relation to Height in relation to boundary. In addition to the points set out in Clause 12, the submitter seeks to include an addition point to (2)	<p data-bbox="1682 974 2781 1010">Amend MRZ-S2 to align with the RMA, Schedule 3A, Clause 12 as follows:</p> <p data-bbox="1682 1115 2781 1150"><i>MRZ-S2 Height in relation to boundary</i></p> <p data-bbox="1682 1184 2781 1451"><i>(1) Buildings and structures must not project beyond a 60° be contained within a building envelope defined by recession planes measured from a points-4m vertically 3.5m above ground level along all at the boundaries, as shown on the following diagram. of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian accessway.</i></p> <p data-bbox="1682 1457 2781 1520"><i>The method for determining recession planes and any permitted projection is described in APP8- Recession Planes.</i></p>
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						 <p><i>(2) This standard does not apply to—</i></p> <ul style="list-style-type: none"> <li><i>(a) a boundary with a road;</i></li> <li><i>(b) existing or proposed internal boundaries within a site;</i></li> <li><i>(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</i></li> <li><i>(d) boundaries adjoining open space and recreation zones, rural zones, commercial and mixed use zones, industrial zones and [add other zones as relevant to each plan, eg special purpose zones].</i></li> </ul>
The Retirement Villages Association of New Zealand Incorporated	230.16	MRZ - Medium Density Residential Zone	Standards	MRZ-S3 Outdoor living space	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 15 in relation to outdoor living space that aligns with the NPS- UD. The Submitters seeks to include an additional clause relating to retirement villages.	<p>Amend <b>MRZ-S3</b> to align with the RMA, Schedule 3A, Clause 15:</p> <p><b>MRZ-S3 Outdoor living space</b></p> <p><i>Each residential unit must have an exclusive outdoor living space:</i></p> <ol style="list-style-type: none"> <li><i>1. for units with common living space at ground floor level, of at least 20m<sup>2</sup> with a minimum dimension of 3m; and</i></li> <li><i>2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</i></li> <li><i>3. which is located on the north, west or east side of the residential unit; and</i></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>4. which is readily accessible from the common living space of the residential unit.</del></p> <p><b>Note:</b> <del>This standard does not apply to residential units in a retirement village.</del></p> <p>1) <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that—</u></p> <p>a) <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>b) <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>c) <u>is accessible from the residential unit; and</u></p> <p>d) <u>may be—</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></p> <p>ii. <u>located directly adjacent to the unit; and</u></p> <p>e) <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p>2) <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u></p> <p>a) <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>b) <u>is accessible from the residential unit; and</u></p> <p>c) <u>may be—</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></p> <p>ii. <u>located directly adjacent to the unit.</u></p> <p>And add the following:</p> <p>3) <u>For retirement units, clause 15(1) and (2) apply with the following modifications:</u></p> <p>a) <u>The outdoor living space may be in whole or in part grouped cumulatively in 1 or more community accessible location(s) and/or located directly adjacent to each retirement unit; and</u></p> <p>b) <u>A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u></p> <p>Or otherwise amend standard so that it applies to retirement units.</p>
The Retirement Villages Association of New Zealand Incorporated	230.17	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 14 in relation to building coverage standards that align with the NPS-UD.	<p>Amend <b>MRZ-S5</b> to align with the RMA, Schedule 3A, Clause 14:</p> <p><b>MRZ-S5 Building coverage</b></p> <p><del>The building coverage of the net site area of any site must not exceed 50%.</del></p> <p><u>The maximum building coverage must not exceed 50% of the net site area.</u></p>
The Retirement Villages Association of New Zealand Incorporated	230.18	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 13 in relation to setbacks that align with the NPS-UD.	<p>Add a new standard for a permitted activity to the MRZ-Medium Density Zone Chapter as follows:</p> <p><b><u>MRZ-S# Setbacks</u></b></p> <p><u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	
						<u>Yard</u>	<u>Minimum depth</u>
						<u>Front</u>	<u>1.5 metres</u>
						<u>Side</u>	<u>1 metre</u>
						<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>
						<u>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>	

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
The Retirement Villages Association of New Zealand Incorporated	230.19	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 16 in relation to outlook space that aligns with the NPS-UD.	<p>Include the following provision as a permitted activity:</p> <p><b><u>MRZ-S# Outlook space (per unit)</u></b></p> <p><u>1) An outlook space must be provided for each residential unit as specified in this clause.</u></p> <p><u>2) An outlook space must be provided from habitable room windows as shown in the diagram below:</u></p>  <p><u>3) The minimum dimensions for a required outlook space are as follows:</u></p> <p><u>a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u></p> <p><u>b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u></p> <p><u>4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p><u>5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p><u>6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p><u>7) Outlook spaces may be under or over a balcony.</u></p> <p><u>8) Outlook spaces required from different rooms within the same building may overlap.</u></p> <p><u>9) Outlook spaces must—</u></p> <p><u>a. be clear and unobstructed by buildings; and</u></p> <p><u>b. not extend over an outlook space or outdoor living space required by another dwelling.</u></p> <p>And add:</p> <p><u>10) For retirement units, clause 16(1) - (9) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
The Retirement Villages Association of New Zealand Incorporated	230.20	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 17 standard that align with the NPS-UD.	Include the following provision as a permitted activity:  <b><u>MRZ-S# Windows to street</u></b>  <b><u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></b>
The Retirement Villages Association of New Zealand Incorporated	230.21	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 18 that aligns with the NPS-UD.	Include the following provision as a permitted activity:  <b><u>MRZ-S# Landscaped area</u></b>  1) <b><u>A retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></b> 2) <b><u>The landscaped area may be located on any part of the development site, and does not need to be associated with each retirement unit.</u></b>
The Retirement Villages Association of New Zealand Incorporated	230.22	Commercial and Mixed Use Zones	General	New	The submitter opposes the lack of provision for retirement villages in the Commercial and Mixed-Use Zones.	Request a new planning frame for retirement village including new Objective, Policies, Rules, standards and definitions be added in Commercial and Mixed Use Zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21)
The Retirement Villages Association of New Zealand Incorporated	230.23	TRAN - Transport	General	General	The submitter is concerned with the provisions in the Transport chapter being restrictive to necessary retirement village development. The submitter notes that retirement villages do not generate large volumes of traffic and traffic movements.	Not specified.
Timothy Graeme Blackler	231.1	Planning Maps	Rezone		The submitter is seeking to rezone property away from GRUZ to better reflect the aspiration to create a residential care facility on the site. The submitter notes the adjoining two properties are in residential use and that the proposed development of the site would achieve many of the PDP's aspirations such as promoting positive social well-being outcomes for the community; providing riparian access and benefits for biodiversity; sensible risk management around flooding and will provide for the maintenance of hobby farming (sheep and cattle) in low lying areas.	Rezone 10 Burke Street, Pleasant Point to a mix of <b>General Rural Zone</b> (or <b>Open Space Zone</b> ) and <b>General Residential Zone</b> in accordance with Figure 2 within the original submission.
					Details of consultation and background supporting research is provided.  [Refer to original submission for full reasons and details of proposal].	

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Peter Bras	232.1	Planning Maps	Rezone		Oppose having Blandswood included in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone: and 2. Any consequential amendments in the Proposed District plan.
Red Sky Holdings	233.1	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.
Red Sky Holdings	233.2	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</b> as follows:  <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>  1[...]  2[...]  3. ensuring sign proliferation, illumination levels, light spill, flashing and moving images <b>and digital signs that</b> do not cause distraction;  [...]
Red Sky Holdings	233.3	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.
Red Sky Holdings	233.4	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.
Red Sky Holdings	233.5	SIGN - Signs	Standards	SIGN-S2 Illuminated,	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.	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
				moving, flashing and digital signs	<p>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 Submitter states that the control of daytime illumination through an automated brightness control system is more important than any applied maximum, automated brightness systems moderate brightness to be appropriate for mean ambient light conditions at that time.</p> <p>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.</p> <p>[Refer original submission for full reason]</p>	<p>1.[...]</p> <p>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.</p> <p>[...]</p> <p>7. Illumination levels of any sign must not exceed <del>2000</del> <i>5,000</i> candelas per square metre between sunrise and sunset.</p> <p>8 No digital sign is to be located adjoining a State Highway.</p> <p>No specific changes requested to clause 8.</p>
Red Sky Holdings	233.6	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.
Red Sky Holdings	233.7	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.
Red Sky Holdings	233.8	SIGN - Signs	Standards	Table 28 - Separation distances	<p>Considers that the separation distances between signs is too prohibitive as it assumes that a property boundary would be greater than 60m.</p> <p>[Refer original submission for full reason]</p>	Not specified.
Red Sky Holdings	233.9	SIGN - Signs	General	General	The Section 32 fails to provide an adequate planning assessment to support the proposed signage chapter. Submitter does not support the signage chapter or the other provisions relating to signs in the PDP in its current form, and considers that billboards and digital billboards and non-site related advertising should be explicitly enabled in the provisions and appropriate zones.	None specified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rangitata Diversion Race Management	234.1	Planning Maps	All overlays		<p>The Submitter opposes all overlays that cover the bed of the Rangitata River near the Klondyke intake. The submitter questions whether it is lawful for District Plan to manage the Rivers under s31 of the RMA, if it is lawful, the submitter is concerned that the overlays and rules attaching to them are not clear or appropriate.</p> <p>[see original submission for full reason]</p>	<ol style="list-style-type: none"> <li>1. Remove all district Plan layers on the Rangitata River from the District Planning maps and; or</li> <li>2. Make it clear within the Timaru District Plan provisions and mapping that any overlays are for information only and/or have no rules attaching to them.</li> </ol>
Willowridge Developments Limited	235.1	Planning Maps	Rezone		<p>Considers the Neighbourhood Centre zoning of these properties are not appropriate, as with an elevated prominent position at the entrance to the showgrounds development and with the signalisation of the junction at Grants/Evans Road, should be Local Centre Zone. The current Neighbourhood Centre Zone is more suited to only serve the day-to-day convenience needs of the surrounding residential neighbourhood. But the LCZ would provide the opportunity to redevelop the site in a manner more consistent with the volume of traffic and character of the area.</p> <p>[See original submission for full reason].</p>	<ol style="list-style-type: none"> <li>1. Rezone 192, 194, 196, 204, 206 and 208 Evans Street and 4 Grants Road (legally described as Lot 1 DP19425, Lot 1 DP 15285, Lot 1 DP29051) from Neighborhood Centre Zone to Local Centre Zone;</li> <li>OR</li> <li>2. alternative relief of similar effect.</li> </ol>
Waihi School Trust Board	236.1	Planning Maps	Rezone		<p>The Submitter opposes the General Rural Zoning of Waihi School and Rolleston Site (site used for recreational purposes by Waihi School) as the school will not naturally fit within the purposes of the GRUZ.</p> <p>The submitter considers the School qualifies for an additional Special Purpose Zone under the National Planning Standards given:</p> <p>the school is significant; it is impractical to manage the school in GRUZ; and spatial layers such as precinct or specific control areas are unable to provide a comprehensive management package as a zone could.</p> <p>Therefore, the submitter proposes that the sites are zoned as Special Purpose (School) Zone.</p> <p>Alternatively, if Council do not wish to create a new zone, the submitter would accept the school remain in GRUZ with specific school provisions by spatial layers such as precinct or specific control areas.</p> <p>[refer to original submission for full reasons]</p>	<ol style="list-style-type: none"> <li>1. Create an additional Special Purpose (School) zone and rezone 611 Temuka-Orari Highway (Waihi School) and the 'Rolleston Site' (Lot 42 Reserve 389 held in Record of Title CB20A/986) to Special Purpose (School) Zone.</li> <li>2. Alternatively, if Council do not wish to create a new Special Purpose Zone, the submitter request the school be provided for by way of precinct or specific control areas to the sites.</li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Waihi School Trust Board	<del>236.2</del>	<del>Special Purpose Zones</del>	<del>New</del>		Submission point deleted due to duplication, refer to submission point 236.1.	Refer to submission point 136.1
Aitken, Johnston, and RSM Trust	237.1	Planning Maps	Future Development Areas overlay	FDA6 - Factory Road Future Development Area - Residential	Supports the intent of the Future Development Area Overlay (FDA6) across 26 and 52 Factory Road, Temuka as it recognises the land is suitable for future urban development and provides for Residential Zone densities.  [Refer to original submission for full reasons].	None specified.
Aitken, Johnston, and RSM Trust	237.2	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA6 - Factory Road Future Development Area	While the submitter supports the Future Development Area Overlay over 26 and 52 Factory Road, the submitter opposes the 'beyond 10 years' timeframe for the Development Area Plan. The submitter considers that since all Councils must review their District Plans every 10 years, it does not make sense to provide the land supply, then to essentially defer it until future District Plan review. Also land supply should not be constrained by dates as they cannot then meet potential market demand and can limit land supply when unanticipated demand occurs.  [Refer to original submission for full reason].	Amend <b>SCHED15, FDA6</b> to remove any timeframe associated with the implementation of the Future development Area,  OR alternatively  Amend <b>SCHED15, FDA6</b> to decrease the timeframe to 5 years.  AND  Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Aitken, Johnston, and RSM Trust	237.3	FDA - Future Development Area	General	General	<p>It is understood that the FDA is only an indicator of the anticipated location of future development and will not, in itself, result in a change of zone. The submitter considers further detail is required in the plan as to the scope of investigations and reports required to undertake a Plan Change to fulfil the FDA. The Submitters also seek clarification as to the procedural process proposed as costs for a Private Plan Change fall wholly on the landowners.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend <b>FDA- Future Development Area</b> Chapter to provide more detail in the scope and investigations required for the plan change to fulfil the Future Development Area.</p> <p>AND</p> <p>Clarify the process, particularly in regards to costs.</p> <p>AND</p> <p>Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.</p>
Aitken, Johnston, and RSM Trust	237.4	Planning Maps	Versatile Soils Overlay		<p>Opposes the Versatile Soils Overlay because 26 and 52 Factory Road, Temuka have been identified for future urban development.</p> <p>[Refer to original submission for full reason].</p>	<p>Delete the <b>Versatile Soils Overlay</b> from 26 and 52 Factory Road, Temuka.</p> <p>AND</p> <p>Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.</p>
Aitken, Johnston, and RSM Trust	237.5	Planning Maps	Rezone		<p>Opposes the proposed General Residential Zoning for 27 Hally Terrace, Temuka as it reduces the scope for commercial use of the land. The property is zoned Commercial 1 (C1) in the Operative District Plan.</p>	<p>Rezone 27 Hally Terrace from General Residential Zone to <b>Town Centre Zone</b>.</p> <p>AND</p> <p>Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.</p>
Aitken, Johnston, and RSM Trust	237.6	Planning Maps	TCZ - Town Centre Zone		<p>Supports the Town Centre Zoning placed on 149 King Street, Temuka as it retains scope for centre type commercial activities within the property.</p>	<p>None specified.</p>
Aitken, Johnston, and RSM Trust	237.7	Planning Maps	TCZ - Town Centre Zone		<p>Supports the Town Centre Zoning placed on 165 King Street, Temuka as it retains scope for commercial type activities including the trade supply activity currently undertaken within the property and it is appropriate to the main street location.</p>	<p>None specified.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Aitken, Johnston, and RSM Trust	237.8	Planning Maps	TCZ - Town Centre Zone		Supports the Town Centre Zoning placed on 173 King Street, Temuka as it retains scope for centre type commercial activities and is appropriate to the main street location.	None specified.
Aitken, Johnston, and RSM Trust	237.9	Planning Maps	Rezone		Opposes the General Residential Zoning placed on 168 King Street, Temuka as it reduces the scope for commercial use of land and given the prior underlying zoning it should be included within the Town Centre Zone. The property is zoned Commercial 1 (C1) in the Operative District Plan.	Rezone 168 King Street, Temuka from General Residential Zone to <b>Town Centre Zone</b> .  AND  Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.
Aitken, Johnston, and RSM Trust	237.10	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on 9 Wilmshurst Road West, Temuka as it retains scope for industrial activities as per the existing use of the property and is appropriate to the industrial character of the underlying area.	None specified.
Aitken, Johnston, and RSM Trust	237.11	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on 1 Thomas Street, Temuka as it retains scope for industrial activities as per the existing use of the property and is appropriate to the industrial character of the underlying area.	None specified.
Aitken, Johnston, and RSM Trust	237.12	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on the corner of Thomas Street and Ewen Road (Lot 3, DP 25238, and Lot 368 and 371, DP 25), Temuka as it retains scope for industrial activities as per the existing use of the property and is appropriate to the industrial character of the underlying area.	None specified.
Aitken, Johnston, and RSM Trust	237.13	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on 2, 2A, 2B, and 4A King Street, Temuka as it retains scope for industrial activities as per the existing use of the property and converts the existing Rural 1 portion of the site which is now developed as industrial warehousing to General Industrial Zone.	None specified.
Aitken, Johnston, and RSM Trust	237.14	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	The submitter's property are included in the Wahi Tupuna overlay - SASM4 and Wai Taoka Lines overlay (SASM20). The submitter is generally supports the intension of the overlay and associated controls however has concerns over SASM-R1. The inclusion of activity standards for earthworks in both the SASM and the EW chapters is not efficient, particularly where there is the discrepancy between the standards and the existence of two separate rules, results in a duplication of assessment for the same activity.	Amend <b>SASM-R1</b> , in particular, the volumetric triggers, to align with the Zone activity standards.  AND  Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Deborah Merle Beattie	238.1	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	SCHED6A - Wāhi Tūpuna Areas	SASM – 4 Waitarakao to Orari, inland to Seadown Road and including Arowhenua and Temuka	<p>Considers that the SASM provisions affecting submitters property lacks any detail of actual sites other than the sites of SASM-4a.</p> <p>SASM-4a on the submitter’s property is a man-made drain, that never opens to the sea. There is no clear reason why it is considered significant. The submitter has provided historic drainage plans and information from the Canterbury Regional Council.</p> <p>The submitter seeks to have the Overlays removed from their property.</p>	<p>Amend the Planning Maps to delete the Wahi Tupuna; Wāhi taoka and Wāhi Tapu Overlays from submitters property (appears to be located on Kereta Road);</p> <p>AND</p> <p>Provide evidence regarding the detail of the Overlays.</p>
Deborah Merle Beattie	238.1A	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	SCHED6B - Wāhi Taoka Areas	SASM – 4a Puhurau/Beach Road	<p>Considers that the SASM provisions affecting submitters property lacks any detail of actual sites other than the sites of SASM-4a.</p> <p>SASM-4a on the submitter’s property is a man-made drain, that never opens to the sea. There is no clear reason why it is considered significant. The submitter has provided historic drainage plans and information from the Canterbury Regional Council.</p> <p>The submitter seeks to have the Overlays removed from their property.</p>	<p>Amend the Planning Maps to delete the Wahi Tupuna; Wāhi taoka and Wāhi Tapu Overlays from submitters property (appears to be located on Kereta Road);</p> <p>AND</p> <p>Provide evidence regarding the detail of the Overlays.</p>
Deborah Merle Beattie	238.1B	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	SCHED6C - Wāhi Tapu Areas	SASM – 4a Puhurau/Beach Road	<p>Considers that the SASM provisions affecting submitters property lacks any detail of actual sites other than the sites of SASM-4a.</p> <p>SASM-4a on the submitter’s property is a man-made drain, that never opens to the sea. There is no clear reason why it is considered significant. The submitter has provided historic drainage plans and information from the Canterbury Regional Council.</p> <p>The submitter seeks to have the Overlays removed from their property.</p>	<p>Amend the Planning Maps to delete the Wahi Tupuna; Wāhi taoka and Wāhi Tapu Overlays from submitters property (appears to be located on Kereta Road);</p> <p>AND</p> <p>Provide evidence regarding the detail of the Overlays.</p>
Deborah Merle Beattie	238.2	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	<p>Opposes the 5m height restriction as buildings above this height are not uncommon for storage of winter feed etc and are essential.</p>	<p>If the preferred relief of removing the SASM Overlays from submitters property is not granted; then:</p> <p>Amend <b>SASM-R2</b> by removing the 5m height restriction.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Deborah Merle Beattie	238.3	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R4 Temporary events	Opposes this rule that lacks any detail of what defines a temporary event.	If the preferred relief of removing the SASM Overlays from submitters property is not granted; then:  Delete <b>SASM-R4</b> .
Deborah Merle Beattie	238.4	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R6 Intensively farmed stock	Opposes this rule and is unsure why Te Rūnanga O Arowhenua need to be consulted when farming already exists on the property. The property is suitable for sheep and beef farming.	If the preferred relief of removing the SASM Overlays from submitters property is not granted; then:  Delete <b>SASM-R6</b> .
Deborah Merle Beattie	238.5	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R8 Shelterbelts or woodlots or plantation forestry	Opposes this rule. The submitters property is so near to the coast, so shelterbelts are essential for stock protection. There is also an existing woodlot on submitters property and some trees are in an unsafe condition and need to be cut down, replanting must be permitted.	If the preferred relief of removing the SASM Overlays from submitters property is not granted; then:  Delete <b>SASM-R8</b> .
Ara Poutama Aotearoa, The Department of Corrections	239.1	Definitions	Definitions	Community Corrections Activity	Considers the definition is consistent with the wording provided for in the National Planning Standards. Also considers that such activities are essential social infrastructure, play a valuable role in reducing reoffending, enable people and communities to provide for their social and cultural well-being and for their health and safety.	Retain the definition of <b>Community Corrections Activity</b> as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.2	Definitions	Definitions	Residential Activity	Considers that the definition is consistent with the wording provided for in the National Planning Standards. Residential accommodation activities, are an important component of the reintegration process for people under the submitters. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	Retain the definition of <b>Residential Activity</b> as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.3	Definitions	Definitions	Residential Unit	Considers that the definition is consistent with the wording provided for in the National Planning Standards. It is supported as these are an important component of the reintegration process for people under the submitters care.	Retain the definition of <b>Residential Unit</b> as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.4	Definitions	Definitions	New	<p>The submitter seeks that a new definition, to clarify that a household is not necessarily limited to a family unit or a flatting arrangement (which are more commonly perceived household situations).</p> <p>[see original submission for full reason]</p>	<p>Insert <b>new definition</b> as follows:</p> <p><b><u>Household:</u></b></p> <p><b><u>means a person or group of people who live together as a unit whether or not:</u></b></p> <p><b><u>a. any or all of them are members of the same family; or</u></b></p> <p><b><u>b. one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group.</u></b></p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>
Ara Poutama Aotearoa, The Department of Corrections	239.5	Definitions	Definitions	Supported Residential Care Activity	<p>Considers that the definition of “residential activity” entirely captures ‘supported residential care activities’ and both definitions encapsulate supported residential care services provided by the submitter. i.e. people living in a residential situation, who are subject to support and/or supervision.</p> <p>However, should Council disagree with the above interpretation, the definition of “supported residential care activity”, and the associated provisions should be retained as notified.</p>	<p>Retain the definition of “<b>Supported Residential Care Activity</b>”, if the Council does not consider the definition of “residential activity” captures the supported accommodation activities provided by the submitter.</p>
Ara Poutama Aotearoa, The Department of Corrections	239.6	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	<p>Considers the objective should ensure a wide range of housing types are provided in residential areas to support the diverse housing needs of the community now and into the future including supported accommodation activities.</p> <p>[see original submission for full reason]</p>	<p>Amend <b>SD-O1</b> as follows:</p> <p><b><i>SD-O1 Strategic Direction</i></b></p> <p><i>i. There is sufficient residential development capacity in existing and proposed urban areas to meet demand and household choice, provided through:</i></p> <p><i>a. the use of existing zoned greenfield areas;</i></p> <p><i>b. a range of densities in existing urban areas; and</i></p> <p><i>c. higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village</i></p> <p><i>Mall;</i></p> <p><i>d. the new Future Development Areas identified for the General Residential Zone;_-</i></p> <p><i>e. <u>a wide range of housing types and sizes.</u></i></p> <p>[...]</p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.7	SD - Strategic Direction	Objectives	SD-O6 Business Areas and Activities	Considers the objective should ensure other compatible activities such as community corrections activities are provided for.	Amend <b>SD-O6</b> as follows: <b>SD-O6 Strategic Direction</b> <i>Business and economic prosperity in the District is enabled in appropriate locations, including by:</i> <i>i. providing sufficient land for a range of business activities to cater for projected growth;</i> <i>ii. providing opportunities for a range of business activities <u>and other compatible activities</u> to establish and prosper, provided that commercial activities outside of commercial areas are limited so they do not detract from the role and function of the City Centre and Town Centre zones.</i>
Ara Poutama Aotearoa, The Department of Corrections	239.8	SD - Strategic Direction	Objectives	SD-O7 Centres	Considers the objective should ensure that community activities such as community corrections activities are provided in the District's city and town centres for to meet the needs of the community.  [see original submission for full reason]	Amend <b>SD-O7</b> as follows: <b>SD-O7 Centres</b> <i>The District's city and town centres:</i> <i>i. are maintained and enhanced as vibrant, attractive community focal points, providing a high level of amenity and opportunities for social interaction;</i> <i>ii. are the primary focus for retail, office and other commercial <u>and community activities</u>;</i> <i>provide for the highest density of business, residential and visitor accommodation, and for intensification opportunities.</i>
Ara Poutama Aotearoa, The Department of Corrections	239.9	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Considers the objective appropriately enables the development of community corrections activities in commercial and mixed use zones.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.10	MUZ - Mixed Use Zone	Policies	MUZ-P2 Commercial activities (excluding retail activities), educational facilities and community facilities	Considers policy appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.11	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Considers the objective appropriately enables the development of community corrections activities in commercial and mixed use zones.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.12	TCZ - Town Centre Zone	Policies	TCZ-P1 Commercial activities and community facilities	Considers the policy appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.13	CCZ - City Centre Zone	Objectives	CCZ-O1 The purpose of the City Centre Zone	Considers the objective appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.14	CCZ - City Centre Zone	Policies	CCZ-P1 Commercial activities and community facilities	Considers the policy appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.15	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	<p>Considers that GIZ-O1 does not recognise the acceptability of or enable community corrections activities in the General Industrial Zone.</p> <p>Considers that community corrections activities are compatible with industrial activities and are not prone to reverse sensitivity.</p>	<p>Amend <b>GIZ-O1</b> as follows:</p> <p><b><i>GIZ-O1 The purpose of the General Industrial Zone</i></b></p> <p><i>The General Industrial Zone provides for a range of industrial activities and other compatible activities that contribute to the <u>social and</u> economic wellbeing of the District.</i></p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p> <p>[links to submission on GIZ-P1]</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.16	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	As submitted on GIZ-O1, the submitter considers community correction activities are compatible with industrial environment and requests that GIZ-P1 be amended to recognise the acceptability of or enable community corrections activities in the General Industrial Zone.	<p>Amend <b>GIZ-P1</b> as follows:</p> <p><b>GIZ-P1 Industrial activities</b></p> <p><i>Enable a range of industrial activities, <del>and</del> associated activities, <u>and community corrections activities</u> where:</i></p> <ol style="list-style-type: none"> <li>1. ancillary activities are conducted on the same site as the primary <i>industrial</i> activity; and</li> <li>2. does not include residential activities; and</li> <li>3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</li> </ol>
						<p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p> <p>[links to submission on GIZ-O1]</p>
Ara Poutama Aotearoa, The Department of Corrections	239.17	GIZ - General Industrial Zone	Rules	<p>GIZ-R1 Industrial activity</p> <p>Trade supplier</p> <p>Laboratories</p> <p>Service stations</p> <p>Motor garage</p> <p>Emergency services facilities</p> <p>Veterinary clinics</p> <p>Excluding any industrial ancillary activity and offensive trades</p>	<p>Considers it is appropriate to provide for community corrections activities in the General Industrial Zone as permitted activity.</p> <p>Community corrections activities are compatible and appropriate activities in the General Industrial Zone and are essential social infrastructure.</p>	<p>Amend the rule title of <b>GIZ-R1</b> as follows:</p> <p><b>GIZ-R1</b></p> <p><b>Industrial activity</b></p> <p><b>Trade supplier</b></p> <p><b>Laboratories</b></p> <p><b>Service stations</b></p> <p><b>Motor garage</b></p> <p><b>Emergency services facilities</b></p> <p><b>Veterinary clinics</b></p> <p><b><u>Community Corrections Activity</u></b></p> <p><b>Excluding any industrial ancillary activity and offensive trades</b></p> <p>[...]</p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.18	GRZ - General Residential Zone	Objectives	GRZ-O1 The purpose of the General Residential Zone	Considers GRZ-O1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.19	GRZ - General Residential Zone	Policies	GRZ-P1 Residential activities	Considers GRZ-P1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.20	GRZ - General Residential Zone	Rules	GRZ-R1 Residential activity (not including buildings and not otherwise listed in this chapter)	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.  Because residential accommodation activities provided for by the submitter are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.21	GRZ - General Residential Zone	Rules	GRZ-R2 Residential unit	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.  Because accommodation activities provided for by the submitter are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.22	GRZ - General Residential Zone	Rules	GRZ-R6 Supported residential care activity	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.  Because accommodation activities provided for by Ara Poutama are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.23	MRZ - Medium Density Residential Zone	Objectives	MRZ-O1 Purpose of the Medium Density Residential Zone	Submitter requests that MRZ-O1 is retained.  MRZ-O1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.24	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	Submitter requests that MRZ-P1 is retained. MRZ P1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.25	MRZ - Medium Density Residential Zone	Rules	MRZ-R1 Residential activity (not otherwise listed in this chapter)	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.  Because accommodation activities provided for by the submitter are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.26	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.  Because accommodation activities provided for by Ara Poutama are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.
Ara Poutama Aotearoa, The Department of Corrections	239.27	MRZ - Medium Density Residential Zone	Rules	MRZ-R6 Supported residential care activity	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.  Because accommodation activities provided for by Ara Poutama are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.28	MUZ - Mixed Use Zone	Rules	New	<p>Considers new provisions should be inserted to provide for community corrections activities in the Mixed Use Zone.</p> <p>Community corrections activities are compatible and appropriate activities in these zones and provide essential social infrastructure.</p>	<p>Insert a new rule in the <b>Mixed Use Zone</b> chapter as follows:</p> <p><b><u>MUZ-RX Community Corrections Activity</u></b></p> <p><b><u>Mixed Use Zone</u></b></p> <p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER1</u></b></p> <p><b><u>MUZ-S4 is complied with.</u></b></p> <p><b><u>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</u></b></p> <p><b><u>Activity status where compliance not achieved: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><b><u>1. The matters of discretion of any infringed standard.</u></b></p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ara Poutama Aotearoa, The Department of Corrections	239.29	TCZ - Town Centre Zone	Rules	New	Considers new provisions should be inserted to provide for community corrections activities in the Town Centre Zone. Community corrections activities are compatible and appropriate activities in these zones and are essential social infrastructure.	<p>Insert a new rule in the <b>Town Centre Zone</b> chapter as follows:</p> <p><b><u>TCZ-RX Community Corrections Activity</u></b></p> <p><b><u>Town Centre Zone</u></b></p> <p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER1</u></b></p> <p><b><u>TCZ-S4 is complied with.</u></b></p> <p><b><u>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</u></b></p> <p><b><u>Activity status where compliance not achieved with: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><b><u>The matters of discretion of any infringed standard.</u></b></p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>
Ara Poutama Aotearoa, The Department of Corrections	239.30	CCZ - City Centre Zone	Rules	New	Considers new provisions should be inserted to provide for community corrections activities in the City Centre Zone. Community corrections activities are compatible and appropriate activities in these zones and are essential social infrastructure.	<p>Insert a new rule in the <b>City Centre Zone</b> chapter as follows:</p> <p><b><u>CCZ-RX Community Corrections Activity</u></b></p> <p><b><u>City Centre Zone</u></b></p> <p><b><u>Activity status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER1</u></b></p> <p><b><u>CCZ-S2 is complied with.</u></b></p> <p><b><u>Note: Any associated building and structure must be constructed in accordance with CCZ-R7</u></b></p> <p><b><u>Activity status where compliance not achieved: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><b><u>1. The matters of discretion of any infringed standard.</u></b></p>

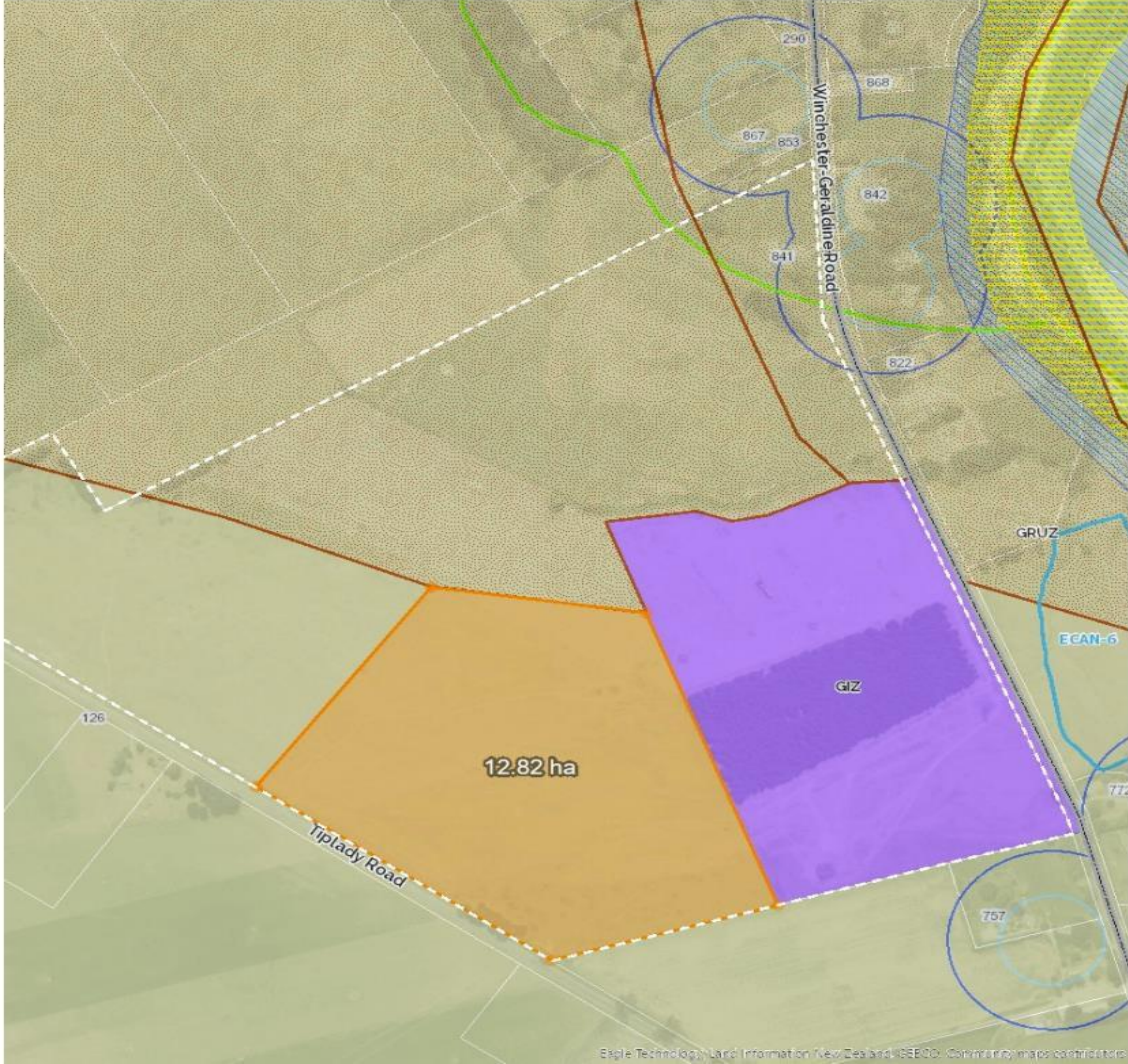
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						AND Any consequential amendments required to give effect to this relief.
Te Tumu Paeroa, Office of the Maori Trustee	240.1	General	General	General	Submitter is generally comfortable with the objectives, policies, rules and standards to manage land use activities and subdivision across the Timaru district in the Proposed Plan. However, the submitter considers amendments are required to recognise all Māori landowners, reduce ambiguity and provide clear direction to those implementing plan.	As detailed in specific provisions.
Te Tumu Paeroa, Office of the Maori Trustee	240.2	Definitions	Definitions	New	Submitter notes that 'ancestral lands' and 'Māori land' appear to be used interchangeably in the PDP. However, 'Ancestral land' is not defined. Considers clarification should be provided in the PDP.	1. Add a new definition of <b>Ancestral Lands</b> .  OR  2. Amend the Proposed District Plan to use a singular term for 'ancestral lands' and 'Māori land'.
Te Tumu Paeroa, Office of the Maori Trustee	240.3	Definitions	Definitions	Papakāika (Papakāinga)	Submitter considers that the definition of 'papakāika' is limited to mana whenua. The submitter notes that the instruction of the MPZ refers to mana whenua - - Kāti Huirapa as rights holders, hence definition needs to be amended to include Māori landowners, to ensure they are afforded the same opportunities in the MPZ.	Amend the definition of <b>Papakāika</b> as follows:  <i>Means any building associated with any activity undertaken in the traditional rohe of mana whenua <u>or on Māori land subject to the District Plan</u>, to sustain <del>themselves</del> mana whenua or Māori landowners, and may include (but is not limited to) residential, social, cultural, economic, conservation and recreation activities including:</i>  <i>a. whare (household unit);</i>  <i>b. home businesses;</i>  <i>c. marae complexes;</i>  <i>d. manuhiri noho;</i>  <i>e. whare taoka;</i>  <i>f. urupā;</i>  <i>g. pouwhenua;</i>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><i>h. mahika kai;</i></p> <p><i>i. community facilities;</i></p> <p><i>j. kōhanga reo (preschool);</i></p> <p><i>k. kura kaupapa (education activity and facilities);</i></p> <p><i>l. whare hauora (health care facilities);</i></p> <p><i>m. Māori cultural activities, including art and wānanga,</i></p> <p><i>n. Hākinakina (recreation activities and facilities, excluding commercial recreation and motorised sports), and</i></p> <p><i>o. ahūwhenua (primary production).</i></p>
Te Tumu Paeroa, Office of the Maori Trustee	240.4	SD - Strategic Direction	Objectives	SD-05 Mana Whenua	Submitter generally supports the objectives in the 'Strategic Direction' chapter. However, considers that an amendment to SD-05(iv) is required to ensure all Māori landowners are included.	<p>Amend <b>SD-05</b> as follows:</p> <p><b><i>SD-05 Mana Whenua</i></b></p> <p><i>The mana whenua status of Kāti Huirapa is recognised and their historic and contemporary relationship with the District's land, water bodies and wetlands, coastal environment, and indigenous species is recognised and provided for by ensuring:</i></p> <p><i>i. mahika kai resources and habitats of indigenous species are sustained and opportunities for their enhancement or restoration are encouraged;</i></p> <p><i>ii. the health of water body and wetland environments is protected from adverse effects of land use and development;</i></p> <p><i>iii. the values of identified sites and areas of significance to Kāti Huirapa are recognised and protected;</i></p> <p><i>iv. Kāti Huirapa <u>and Māori landowners</u> retains, and where appropriate <u>is are</u> able to enhance access to their sites and areas of significance;</i></p> <p>[...]</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Te Tumu Paeroa, Office of the Maori Trustee	240.5	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Submitter generally supports the objectives in the 'Urban Form and Development' chapter. However, considers that ancestral lands needs to be defined to preclude ambiguity within the Proposed Plan.	<p>Amend <b>UFD-O1</b> as follows:</p> <p><b>UFD-O1 Settlement Patterns</b></p> <p><i>A consolidated and integrated settlement pattern that:</i></p> <p>[...]</p> <p><i>vi. avoids areas with important natural, cultural and character values;</i></p> <p><i>vii. minimises the loss of versatile soils;</i></p> <p><i>viii. enables papakāika, to occur on ancestral lands <u>and Māori land</u>;</i></p> <p>[...]</p>
Te Tumu Paeroa, Office of the Maori Trustee	240.6	SASM - Sites and Areas of Significance to Māori	Objectives	SASM-O2 Access and use	Submitter generally supports the objectives in the 'Sites and Areas of significance to Māori' chapter. Also supports Kāti Huirapa ability to access, maintain and use areas and resources of cultural value. However, as sites of significance to Māori are currently mapped on the Plan over entire property records of titles, including private land, an 'in agreement with affected landowners' qualifier is needed. The Submitter also considers that the Proposed Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of title.	<p>Amend <b>SASM-O2</b> as follows:</p> <p><b>SASM-O2 Access and use</b></p> <p><i>Kāti Huirapa are able to, <u>in agreement with affected landowners</u>, access, maintain and use resources and areas of cultural value within identified Sites and Areas of Significance to Kāti Huirapa.</i></p>
Te Tumu Paeroa, Office of the Maori Trustee	240.7	SASM - Sites and Areas of Significance to Māori	Policies	SASM-P3 Use of sites and areas for cultural practices	Submitter generally supports the policies in the 'Sites and Areas of significance to Māori' chapter. However, considers that an amendment to SASM-P3 is required to expressly include Māori landowners.	<p>Amend <b>SASM-P3</b> as follows:</p> <p><b>SASM-P3 Use of sites and areas for cultural practices</b></p> <p><i>Enable Kāti Huirapa <u>and Māori landowners</u> to undertake customary harvest and other cultural practices in identified sites and areas listed in SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa, in accordance with tikaka.</i></p>
Te Tumu Paeroa, Office of the	240.8	SASM - Sites and Areas of	Rules	General	Submitter generally supports the rules in the 'Sites and Areas of significance to Māori' chapter.	No specific relief sought.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Maori Trustee		Significance to Māori				
Te Tumu Paeroa, Office of the Maori Trustee	240.9	MPZ - Māori Purpose Zone	Introduction	The purpose of the Māori Purpose Zone	<p>Submitter partially supports the 'Introduction' of the Māori Purpose Zone. However, notes that the current Māori Purpose Zone introduction only provides for mana whenua - Kāti Huirapa the hāpu.</p> <p>Submitter notes that not all Māori landowners will be actively involved in Kāti Huirapa. Submitter therefore, considers that Māori landowners need to be included.</p>	<p>Amend the <b>Introduction of the Māori Purpose Zone</b> as follows:</p> <p><i>The purpose of the Māori Purpose Zone is to provide for the social, cultural, environmental and economic wellbeing of mana whenua, <b>and Māori landowners</b> and ensure a thriving and self-sustaining Māori community. The zone recognises and provides for the relationship of Māori with the land.</i></p> <p><i>The Māori Purpose Zone is applied to areas of land originally granted as Native Reserve for Māori occupation or use. One of the main aspirations of the Māori Purpose Zone is to create an enabling planning regime to not only encourage the development and use of the existing Māori land, but to create a place for mana whenua <b>and Māori landowners</b> to return to. Māori should benefit from these provisions and enjoy the additional activities that can be undertaken within the Zone.</i></p> <p>[...]</p>
Te Tumu Paeroa, Office of the Maori Trustee	240.10	MPZ - Māori Purpose Zone	Objectives	MPZ-O1 Enabling use and development of Māori land	Submitter partially supports the objectives in the 'Māori Purpose Zone' chapter. Supports and acknowledges Kāti Huirapa as the mana whenua of their lands and the use and development of their whenua. However, submitter notes that not all Māori landowners in the Timaru district will be actively involved with Kāti Huirapa. Therefore, MPZ-O1 should be amended to include Māori landowners.	<p>Amend <b>MPZ-O1</b> as follows:</p> <p><b><i>MPZ-O1 Enabling use and development of Māori land</i></b></p> <p><i>The occupation of ancestral land by mana whenua <b>and Māori landowners</b> is recognised and provided for within the Māori Purpose Zone.</i></p>
Te Tumu Paeroa, Office of the Maori Trustee	240.11	MPZ - Māori Purpose Zone	Objectives	MPZ-O2 Purpose of the Zone	Submitter supports and acknowledges Kāti Huirapa as the mana whenua in Timaru. As some lands administered are within the Māori Purpose Zone, it is integral that the zone recognises and provides for all Māori landowners needs and activities.	<p>Amend <b>MPZ-O2</b> as follows:</p> <p><b><i>MPZ-O2 Purpose of the Zone</i></b></p> <p><i>The Māori Purpose Zone specifically provides for mana whenua <b>and Māori landowners</b> needs and activities, including papakāiaka, to achieves a thriving, sustainable and self-sufficient Māori community.</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Te Tumu Paeroa, Office of the Maori Trustee	240.12	MPZ - Māori Purpose Zone	Policies	MPZ-P6 Future Zone Locations	Submitter partially supports the policies in the 'Māori Purpose Zone' chapter. However, MPZ-P6 should be amended to expressly include Māori landowners in addition to mana whenua. This will ensure that Māori landowners are afforded the same opportunities to apply to have their whenua recognised within the Māori Purpose Zone.	Amend <b>MPZ-P6</b> as follows:  <b>MPZ-P6 Future zone locations</b>  <i>Support the future application of the Māori Purpose Zone in other locations where it will enable the use and development of land in accordance with tikaka Māori and to meet mana whenua <u>and</u> <u>Māori landowner's</u> needs.</i>
J R Livestock Limited	241.1	Planning Maps	General Industrial Zone		Supports the GIZ zoning of 841 Winchester-Geraldine Road.	Retain the <b>GIZ</b> of 841 Winchester-Geraldine Road.
J R Livestock Limited	241.2	Planning Maps	Future Development Area Overlay	New	Requests a Future Development Area (FDA) overlay over 12.82ha of land located between the GIZ and Tiplady Road. Reports commissioned by Council indicate there is only 1.4ha of industrial zoned land in Geraldine; that additional industrial land won't undermine the provision elsewhere; there is a demand for industrial land in Geraldine. The 12ha of GIZ zone could be consumed by a small number of industrial sites. The proposed FDA is not classified as highly productive land.	Add a Future Development Area Overlay indicated in orange on the map below.  

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary										
J R Livestock Limited	241.3	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	If the request to add a new FDA is accepted, requests to add an FDA to SCHED15 with a 10-year timeframe.	If the request to add a new FDA at 841 Winchester-Geraldine Road is accepted then amend <b>SCHED15</b> as follows:  <b><i>SCHED15 - Schedule of Future Development Areas</i></b>  <u><i>Unique Identifier: FDA-15 Name: FDA-15 Tiplady Road Future Development Area Anticipated Zone: General Industrial Zone Timeframe: 10 years.</i></u>										
J R Livestock Limited	241.4	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	Requests SCHED15 clarifies the timeframe for the DAP. It is not clear whether the timeframe listed is the timeframe in which the DAP will have been developed, notified or operative; and whether the timeframe applies from the date of notification of the PDP, or the date of SCHED15 becoming operative.	Amend heading of <b>SCHED15</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: <del>for</del> The DAP shall be prepared within the timeframe specified. The timeframe begins on 22 September 2022.</i></th> <th><i>Additional Requirement</i></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> AND  Amend <b>SCHED15</b> to include a timeframe for the notification of the plan change to incorporate the DAP and anticipated zone.	<i>Unique identifier</i>	<i>Name</i>	<i>Anticipated Zone</i>	<i>Timeframe: <del>for</del> The DAP shall be prepared within the timeframe specified. The timeframe begins on 22 September 2022.</i>	<i>Additional Requirement</i>					
<i>Unique identifier</i>	<i>Name</i>	<i>Anticipated Zone</i>	<i>Timeframe: <del>for</del> The DAP shall be prepared within the timeframe specified. The timeframe begins on 22 September 2022.</i>	<i>Additional Requirement</i>												
J R Livestock Limited	241.5	FDA - Future Development Area	Introduction	General	Considers it should be clear in the introduction that Timaru District Council is responsible for preparing DAPs as per FDA-P3.	Amend the Introduction to the <b>FDA - Future Development Areas</b> Chapter as follows:  [...]  <u><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 [...]</i></u>										
J R Livestock Limited	241.6	FDA - Future Development Area	Objectives	FDA-O1 Availability of land for future development	Considers FDA-O1 is appropriate but requests reference to 'urban development' to align with the definition in the PDP.	Amend <b>FDA-O1</b> as follows:  <b><i>FDA-O1 Availability of land for future development</i></b>  <i>Land in the Future Development Area Overlay remains available for <del>future</del> urban <u>development</u> or rural lifestyle development.</i>										
J R Livestock Limited	241.7	FDA - Future Development Area	Objectives	FDA-O2 Development within the Future Development Area	Considers FDA-O2 is appropriate but requests reference to 'urban development' to align with the definition in the PDP. Also 'anticipated zone' should be used to align with SCHED15.	Amend <b>FDA-O2</b> as follows:  <b><i>FDA-O2 Development within the Future Development Area</i></b>										

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						Urban <del>development growth</del> or rural lifestyle development does not occur within the Future Development Area Overlay until <del>the land is</del> rezoned for the <del>anticipated zone identified future land-use</del> and a <del>comprehensive</del> Development Area Plan is approved as part of <del>that</del> <del>the plan change</del> process.
J R Livestock Limited	241.8	FDA - Future Development Area	Objectives	FDA-03 Unanticipated and out of sequence development	Considers FDA-03 is appropriate.	Retain as notified.
J R Livestock Limited	241.9	FDA - Future Development Area	Policies	FDA-P1 Activities within the Future Development Area Overlay	Considers FDA-P1 is appropriate, however the reference to “urban development” should be used to align with the definition in the PDP.	Amend <b>FDA-P1</b> as follows:  <b>FDA-P1 Activities within the Future Development Area Overlay</b>  <i>In the Future Development Area Overlay:</i>  1. Enable primary production activities that:  a. will not compromise the ability to develop the area for urban <del>development growth</del> or rural lifestyle purposes; and  b. will be compatible with those activities once that development occurs.  2. Only allow other activities that are unlikely to compromise the ability to develop the area for urban <del>development</del> or rural lifestyle purposes; and  3. Avoid activities that will likely compromise the ability to develop the area for urban <del>development</del> or rural lifestyle purposes unless:  [...]
J R Livestock Limited	241.10	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Considers that FDA-P2 is appropriate however the reference to “urban development” should be used to align with the definition in the PDP.	Amend <b>FDA-P2</b> as follows:  <b>FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay</b>  <i>Urban <del>development</del> and rural lifestyle development within the Future Development Area overlay is required to:</i>  1. be undertaken in accordance with <del>the</del> sequence set out in SCHED15 - Schedule of Future Development Areas in order to avoid adverse effects on urban consolidation; and  2. be developed in accordance with the anticipated <del>zone land-use</del> set out in SCHED15 - Schedule of Future Development Areas; and  3. <del>be undertaken in accordance with submit a plan change that includes</del> a Development Area Plan prepared <del>and implemented</del> in accordance with FDA-P4.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
J R Livestock Limited	241.11	FDA - Future Development Area	Policies	FDA-P3 Prioritised Future Development Areas	Considers that FDA-P3 should provide greater direction and clarity on which party will initiate the plan change for the DAP and zone into the PDP.	Amend <b>FDA-P3</b> as follows:  <b><i>FDA-P3 Prioritised Future Development Areas</i></b>  <i>Timaru District Council will prepare <u>the</u> Development Area Plans for the future development areas <u>listed indicated as priority areas</u> in SCHED15 - Future Development Area <u>and identified on the Planning Maps.</u></i>  AND  Amend to specify which party will initiate the plan change to incorporate the Development Area Plan and anticipated zone into the PDP.
J R Livestock Limited	241.12	FDA - Future Development Area	Policies	FDA-P4 Development Area Plans	Considers that FDA-P4 does not recognise the need for consultation with landowners whose sites are affected by the DAP.	Add new clause to <b>FDA-P4</b> as follows:  <b><i>FDA-P4 Development Area Plans</i></b>  <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i>  <i>[...]</i>  <i>13. how good urban design principles have informed the design.</i>  <i><u>14. The outcomes arising from consultation with the landowners of the site.</u></i>
J R Livestock Limited	241.13	FDA - Future Development Area	Policies	FDA-P5 Unanticipated and out of sequence urban development	Considers FDA-P5 is appropriate.	Retain as notified.
J R Livestock Limited	241.14	FDA - Future Development Area	Rules	FDA-R1 Primary production not otherwise addressed in the Rules section	Considers FDA-R1 is appropriate.	Retain as notified.
J R Livestock Limited	241.15	FDA - Future Development Area	Rules	FDA-R2 Buildings accessory to primary production	Considers FDA-R2 is appropriate.	Retain as notified.
J R Livestock Limited	241.16	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Considers GIZ-O1 is appropriate.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
J R Livestock Limited	241.17	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Considers GIZ-O2 is appropriate.	Retain as notified.
J R Livestock Limited	241.18	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Considers GIZ-O3 is appropriate.	Retain as notified.
J R Livestock Limited	241.19	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Considers GIZ-P1 is appropriate.	Retain as notified.
J R Livestock Limited	241.20	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	Considers GIZ -P3 is appropriate.	Retain as notified.
J R Livestock Limited	241.21	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Considers GIZ- P4 is appropriate.	Retain as notified.
J R Livestock Limited	241.22	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Considers GIZ-P6 is appropriate.	Retain as notified.
J R Livestock Limited	241.23	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	Considers that GIZ-R1 should not exclude ancillary activities as the definition of “Industrial Activity” in the PDP is defined to include “any ancillary activity”. Therefore, the rule is at odds with the definition of “Industrial Activity” and this creates confusion for plan users.	Amend <b>GIZ-R1</b> as follows:  <b><i>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>  <b><i>General Industrial zone</i></b>  <b><i>Note: Industrial ancillary activity is provided in GIZ-R2</i></b>  <b><i>Offensive trades are provided in GIZ-R4</i></b>  <b><i>Activity status: Permitted</i></b>  <b><i>Where:</i></b>  <b><i>PER-1</i></b>  <b><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></b>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>PER-2</b></p> <p><i>The activity does not require a new industrial and trade waste connection; and</i></p> <p><b>PER-3</b></p> <p><i>The activity and its buildings and structures, complies with all the Standards of this chapter.</i></p> <p><b>PER-4</b></p> <p><i><u>Any ancillary activity does not include a residential activity; and</u></i></p> <p><b>PER-5</b></p> <p><i><u>Any ancillary activity(s):</u></i></p> <p><i><u>1. are located on the same site of the primary industrial activity; and</u></i></p> <p><i><u>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site.</u></i></p> <p>[...]</p>
J R Livestock Limited	241.24	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	As detailed in submission on GIZ-R1, considers GIZ-R2 should be deleted.	Delete <b>GIZ-R2 Industrial ancillary activities.</b>
J R Livestock Limited	241.25	GIZ - General Industrial Zone	Rules	GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets	Considers GIZ-R3 is appropriate.	Retain as notified.
J R Livestock Limited	241.26	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Considers GIZ-S1 is appropriate.	Retain as notified.
J R Livestock Limited	241.27	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Considers GIZ-S2 is appropriate.	Retain as notified.
J R Livestock Limited	241.28	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Requests that the setback required by GIZ-S3 is reduced to 3m as the extra 2m beyond the 3m required for landscaping is an inefficient use of space.	<p>Amend <b>GIZ-S3</b> as follows:</p> <p><b><i>GIZ-S3 Setbacks of buildings and structures excluding fences</i></b></p> <p><b>1. General Industrial Zone</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary									
						<p>1. Any building or structure must be setback a minimum of <del>5</del> 3m from any road boundary; and</p> <p>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.</p> <p>[...]</p>									
J R Livestock Limited	241.29	GIZ - General Industrial Zone	Standards	GIZ-S5 Outdoor storage	Considers GIZ-S5 is appropriate.	Retain as notified.									
J R Livestock Limited	241.30	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Considers GIZ-S6 is appropriate.	Retain as notified.									
J R Livestock Limited	241.31	NOISE - Noise	Standards	Table 24 - Noise performance standards	Opposes the internal noise limits as the GIZ zone is where the noisiest activities are anticipated to occur. Noise limits are considered appropriate along the zone boundary, but not in-zone.	<p>Amend reference to the General Industrial Zone within <b>Table 24.3</b> as follows:</p> <table border="1"> <thead> <tr> <th>Receiving zone and assessment location</th> <th>Receiving zone and assessment location</th> <th>Receiving zone and assessment location</th> </tr> </thead> <tbody> <tr> <td>3.</td> <td>7.00am - 10.00pm</td> <td>65 dB L<sub>Aeq</sub> (15 min)</td> </tr> <tr> <td> <p>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. <del>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.</del></p> </td> <td>10.00pm - 7.00am</td> <td> <p>65 dB L<sub>Aeq</sub> (15 min)</p> <p>75 dB L<sub>AFmax</sub></p> </td> </tr> </tbody> </table>	Receiving zone and assessment location	Receiving zone and assessment location	Receiving zone and assessment location	3.	7.00am - 10.00pm	65 dB L <sub>Aeq</sub> (15 min)	<p>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. <del>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.</del></p>	10.00pm - 7.00am	<p>65 dB L<sub>Aeq</sub> (15 min)</p> <p>75 dB L<sub>AFmax</sub></p>
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J R Livestock Limited	241.32	GRUZ - General Rural Zone	Standards	GRUZ-S4 Setbacks for sensitive activities	As the submitter's site is surrounded by GRUZ, a setback for sensitive activities, or buildings for sensitive activities, is considered an appropriate tool to manage reverse sensitivity effects which may arise from the GIZ. It would be consistent with GRUZ-S4.	<p>Amend <b>GRUZ-S4</b> as follows:</p> <p><b>GRUZ-S4 Setbacks for sensitive activities</b></p> <p>[...]</p> <p>3. No new building for a sensitive activity may be erected within 20m of an existing shelter belt.</p> <p><u>4. No new sensitive activity shall be established, and no new building for a sensitive activity shall be erected within 100m from the boundary of the General Industrial Zone.</u></p>									

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						[...]
J R Livestock Limited	241.33	TRAN - Transport	Rules	TRAN-R4 New Vehicle Crossings	Considers that TRAN-R4 PER-1 singles out the site and it is unclear what for. There is concern that it applies to the whole site (52ha), which includes the 40ha GRUZ which contains farming activities and residential activities.	<p>Amend <b>TRAN-R4</b> as follows:</p> <p><b>TRAN-S4 New Vehicle Crossings</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>The vehicle crossing is not located on the site between Tiplady Road and the Winchester Geraldine Road legally described as Lot 1 DP8102 (or its successor); and</i></p> <p><b>PER-2</b></p> <p><b>PER-1</b></p> <p>TRAN-S9, TRAN-S10, TRAN-S12, TRAN-S13, TRAN-S14, TRAN-S15, TRAN-S16, TRAN-S17 and TRAN-S18 are complied with.</p> <p><b>Activity status when compliance not achieved with PER-1: Controlled</b></p> <p><b>CON-1</b></p> <p><i>There is a maximum of two vehicle crossings from each road frontage of the land legally described as Lot 1 DP8102 (or its successor).</i></p> <p><b>Matters of control are restricted to:</b></p> <p><i>1. the number and location of access points onto roads;</i></p> <p><i>2. boundary screening and landscaping.</i></p> <p><b>Activity status when compliance not achieved with CON-1:</b></p> <p><b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><i>1. traffic safety and impact on public road.</i></p> <p><b>Activity status when compliance not achieved: 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
						1. the matters of discretion for any infringed standard.
J R Livestock Limited	241.34	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	<p>Considers that Rule EW-S1(3) is an appropriate threshold for GIZ. However, the Flood Assessment Overlay earthworks rules apply to the site.</p> <p>The exclusions to the earthworks rule are also supported.</p>	Retain <b>EW-S1.3</b> as notified.
Woolworths New Zealand Limited	242.1	General	General	General	<p>The submitter notes that the PDP as notified takes a 'centres' approach. Generally support the 'centres hierarchy' approach but considers the notified approach is not adaptive nor responsive to evolving supermarket retailing.</p> <p>The submitter supports a 'centres plus' approach to achieve the best outcomes for the City and its communities. To achieve so, the submitter considers below activity status for supermarkets are appropriate:</p> <ul style="list-style-type: none"> <li>a. Permitted in all Centre zones;</li> <li>b. Restricted Discretionary in the Mixed-Use zone for larger-scale supermarkets;</li> <li>c. Discretionary in the General Industrial zone and General Residential zone.</li> </ul> <p>The submitters considers the PDP would limit future re-zoning of land for commercial and mixed use purpose and result in an insufficient land supply. If this approach is not changed through the PDP process, the submitter considers the PDP should enable supermarket activities through a consenting pathway. This will include amending the plan to:</p> <ul style="list-style-type: none"> <li>1. Establish parameters for consenting assessment relative to what constitutes appropriate out-of-centre activity;</li> <li>2. How supermarkets can be appropriately consented in Zones other than Centre Zones;</li> <li>3. Amend the Strategic Directions to provide a positive framework for establishing new business zoned land;</li> </ul>	<p>1. Amend the PDP to address the submitter's concerns to ensure the PDP be adaptive and responsive to evolving supermarket retail to achieve the best outcomes for the District and its communities. Such as providing a "centre plus" approach, or a consenting pathway if the 'centre plus' approach is not adopted.</p> <p>AND</p> <p>2. One way to address the submitter's relief sought is per detailed on specific provisions below.</p> <p>AND</p> <p>3. Any necessary consequential relief to give effect to the submission.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					<p>4. Establishing enabling and flexible provisions for commercial activities, especially supermarkets in urban zones.</p> <p>[Refer original submission for full reason]</p>	
Woolworths New Zealand Limited	242.2	Planning Maps	Planning Maps		The submitter supports the Local Centre Zone of 129 Church Street, Seaview.	None specified.
Woolworths New Zealand Limited	242.3	Planning Maps	Planning Maps		<p>The submitter generally supports the Mixed-Use Zoning of 9 Browne Street, Parkside, although the Large Format Zone as applied in the Draft District Plan would also be supported.</p> <p>[note related submission points on the overall approach to better supporting and enabling supermarkets].</p>	None specified.
Woolworths New Zealand Limited	242.4	Planning Maps	Planning Maps		The submitter supports the Large Format Retail Zone at 233 Evans Street, Oceanview.	None specified.
Woolworths New Zealand Limited	242.5	Planning Maps	Planning Maps		The submitter supports the Town Centre Zone at 7 Peel Street, Geraldine.	None specified.
Woolworths New Zealand Limited	242.6	Definitions	Definitions	Supermarket	Support the definition.	Retain as notified.
Woolworths New Zealand Limited	242.7	Definitions	Definitions	Operational need	Seeks to extend the definitions of operational and functional needs to recognise that these are not limited to location-specific needs but rather an operational or functional need could require a building or feature to be designed in a particular manner.	<p>Amend the definition of <b>Operational need</b> as follows:</p> <p><i>means the need for a proposal or activity to traverse, locate or operate in a particular environment <b>or be designed in a particular way</b> because of technical, logistical, or operational characteristics or constraints.</i></p>
Woolworths New Zealand Limited	242.8	Definitions	Definitions	Functional need	Seeks to extend the definitions of operational and functional needs to recognise that these are not limited to location-specific needs but rather an operational or functional need	Amend the <b>Functional need</b> definition as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary						
					could require a building or feature to be designed in a particular manner.	<i>means the need for a proposal or activity to traverse, locate or operate in a particular environment <u>or be designed in a particular way</u> because the activity can only occur in that environment <u>because of functional characteristics or constraints</u>.</i>						
Woolworths New Zealand Limited	242.9	SD - Strategic Direction	Objectives	SD-O6 Business Areas and Activities	Supports the inclusion of this Objective as drafted as it is reflective of the intention of a “centres plus” approach to enabling some commercial activity to establish outside of the Centre zones.	Retain as notified.						
Woolworths New Zealand Limited	242.10	UFD - Urban Form and Development	Objectives	New	Seeks that the PDP support and enable future re-zoning of land for commercial and mixed-use purposes. Considers that currently there is no strong directive within the Urban Form and Development Chapter to accommodate plan changes if / when the short-, medium- and long-term business land needs of the District change over time. Submitter considers that the PDP should err on the side of oversupplying business land.	<p>Insert a new Objective to the <b>Urban Form and Development</b> chapter, as follows:</p> <p><b><u>UFD-O2 Business Growth</u></b></p> <p><u>Any new areas to support commercial and mixed use, or industrial activities shall primarily occur where:</u></p> <p><u>i. There is a demonstrated need for additional suitable development capacity;</u></p> <p><u>ii. A diverse range of services and opportunities is provided for to respond to any specific social and economic needs;</u></p> <p><u>iii. The type, scale and function of new commercial areas are consistent with, and complementary to, the Centre network;</u></p> <p><u>iv. The location, dimensions and characteristics of the land are appropriate to support activities that are anticipated within the zone.</u></p>						
Woolworths New Zealand Limited	242.11	SW - Stormwater Management	General	General	Support the chapter in its entirety.	Retain as notified.						
Woolworths New Zealand Limited	242.12	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 submitter accepts that the submission of a landscaping plan for the carpark area is appropriate but considers that current standard is overly prescriptive and arduous.	<p>Amend <b>TRAN-S1</b> as follows:</p> <table border="1"> <thead> <tr> <th><b>TRAN-S1</b></th> <th colspan="2"><b>Landscaping where five or more at grade car parking spaces are provided for non-residential activities on a site</b></th> </tr> </thead> <tbody> <tr> <td><b>All Zones</b></td> <td> <p>1. Where more than five at grade car parking spaces are provided for non-residential activities on a site, landscaping must be provided within a landscaping strip/s or within a planting protection area/s with a minimum dimension or diameter of 1.5 metres within, or immediately adjacent to, the parking area on the site.</p> </td> <td> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent of reduction in anticipated on-site and adjacent amenity values; and</li> <li>the extent to which the non-compliance</li> </ol> </td> </tr> </tbody> </table>	<b>TRAN-S1</b>	<b>Landscaping where five or more at grade car parking spaces are provided for non-residential activities on a site</b>		<b>All Zones</b>	<p>1. Where more than five at grade car parking spaces are provided for non-residential activities on a site, landscaping must be provided within a landscaping strip/s or within a planting protection area/s with a minimum dimension or diameter of 1.5 metres within, or immediately adjacent to, the parking area on the site.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent of reduction in anticipated on-site and adjacent amenity values; and</li> <li>the extent to which the non-compliance</li> </ol>
<b>TRAN-S1</b>	<b>Landscaping where five or more at grade car parking spaces are provided for non-residential activities on a site</b>											
<b>All Zones</b>	<p>1. Where more than five at grade car parking spaces are provided for non-residential activities on a site, landscaping must be provided within a landscaping strip/s or within a planting protection area/s with a minimum dimension or diameter of 1.5 metres within, or immediately adjacent to, the parking area on the site.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent of reduction in anticipated on-site and adjacent amenity values; and</li> <li>the extent to which the non-compliance</li> </ol>										

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>2. Landscaping must consist of a combination of trees, shrubs and ground cover species.</p> <p>3. <del>Planting must be limited to indigenous vegetation sourced from within the ecological district to enhance local or regional indigenous biodiversity.</del></p> <p>4. Landscaping may be integrated with stormwater management for the parking area, and may include the use of raingardens for stormwater collection and attenuation of stormwater runoff.</p> <p>5. <del>Trees must:</del></p> <p style="padding-left: 40px;"><del>a.—be spaced one tree every 10 metres of road frontage (excluding access ways and any other means of access to the building) on the side of a road boundary or within a parking area;</del></p> <p style="padding-left: 40px;"><del>b.—have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height of at least three metres at maturity;</del></p> <p style="padding-left: 40px;"><del>c.—be planted no closer than 2m from an underground service or 1m from a footpath or kerb.</del></p> <p>6. Landscaping strips or planting protection areas adjacent to a road boundary, or within a parking area, must be protected from damage by vehicles through the use of wheel stop barriers. Such wheel stop barriers must be located at least 1m from any tree.</p>
Woolworths New Zealand Limited	242.13	TRAN - Transport	Standards	TRAN-S6 Cycle parking technical standards	None specified.	Retain as notified.
Woolworths New Zealand Limited	242.14	TRAN - Transport	Standards	TRAN-S7 Minimum loading space requirements	None specified.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary																																		
Woolworths New Zealand Limited	242.15	TRAN - Transport	Standards	TRAN-S20 High Trip Generating Activities	Considers that the Plan's definition of supermarket which includes a GFA threshold of 1500m <sup>2</sup> is currently misaligned with the standard. The thresholds are currently unnecessarily low such that the established baseline against which traffic effects will be required to be assessed against is also too low.	<p>Amend <b>TRAN-S20</b> as follows:</p> <p><b>TRAN-S20 High Generating Activities</b></p> <p><b>Table 21 - High traffic generating activities</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="2">Basic ITA Required</th> <th colspan="2">Full ITA Required</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> <td>...</td> <td>...</td> <td>...</td> </tr> <tr> <td>Residential Activity</td> <td>40</td> <td>Residential Unit / lot</td> <td>90</td> <td>Residential Unit / lo</td> </tr> <tr> <td>General Retail <del>and</del> supermarkets</td> <td>200</td> <td>m<sup>2</sup> GLFA</td> <td>800</td> <td>m<sup>2</sup> GLFA</td> </tr> <tr> <td><u>Supermarkets</u></td> <td></td> <td></td> <td><u>1500 m<sup>2</sup></u></td> <td><u>GFA</u></td> </tr> <tr> <td>[...]</td> <td>...</td> <td>...</td> <td>...</td> <td>...</td> </tr> </tbody> </table> <p><i>Note: peak hour means any hour when the greatest number of vehicle movements occurs</i></p>	Activity	Basic ITA Required		Full ITA Required						...	...	...	...	...	Residential Activity	40	Residential Unit / lot	90	Residential Unit / lo	General Retail <del>and</del> supermarkets	200	m <sup>2</sup> GLFA	800	m <sup>2</sup> GLFA	<u>Supermarkets</u>			<u>1500 m<sup>2</sup></u>	<u>GFA</u>	[...]	...	...	...	...
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[...]	...	...	...	...																																				
Woolworths New Zealand Limited	242.16	SIGN - Signs	General	General	The submitter supports the PDP's approach to the signage chapter, including the activity status (restricted discretionary) where standards are infringed.	Retain as notified.																																		



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.17	GRZ - General Residential Zone	Policies	GRZ-P4 Other non-residential activities and buildings	Supports this policy with amendments to Rules GRZ-R14 and GRZ-R18 as the policy appropriately recognises that in some instances non-residential activities (including supermarkets) can and should be enabled where they have a functional need to locate in the zone.	Amend <b>GRZ-P4</b> as follows:  <b>GRZ-P4 Other non-residential activities and buildings</b>  <del>Only Allow</del> other non-residential activities and buildings where:  1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and  2. any adverse effects on the residential amenity values are avoided or minimised; and  3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.
Woolworths New Zealand Limited	242.18	GRZ - General Residential Zone	Rules	GRZ-R14 Activities not otherwise listed in this chapter	Considers the definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the GRZ would default to non-complying under GRZ-R18. Submitter seeks that the status of supermarkets be discretionary hence request amendments to GRZ-R14 & GRZ-R18 to capture this.	Amend <b>GRZ-R14</b> as follows:  <b>GRZ-R14 Activities not otherwise listed in this chapter (including supermarkets)</b>  <b>General Residential Zone</b>  <b>Activity status: Discretionary</b>  <b>Activity status where compliance not achieved: Not applicable</b>
Woolworths New Zealand Limited	242.19	GRZ - General Residential Zone	Rules	GRZ-R18 Large format retailing	Considers the definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the GRZ would default to non-complying under GRZ-R18. Submitter seeks that the status of supermarkets be discretionary hence request amendments to GRZ-R14 & GRZ-R18 to capture this.	Amend <b>GRZ-R18</b> as follows:  <b>GRZ- R18 Large Format Retailing (excluding supermarkets)</b>  <b>General Residential Zone</b>  <b>Activity status: Non-Complying</b>  <b>Activity status where compliance not achieved: Not applicable</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.20	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Seeks more appropriate wording relative to the discretionary activity status of MRZ-R15. Otherwise, this policy is supported as it appropriately recognises that in some instances non-residential activities (including supermarkets) can and should be enabled. However, amendments to Rules MRZ-R15 and MRZ-R17 are necessary. Contains incorrect reference to	Amend <b>MRZ-P6</b> as follows:  <b>MRZ-P6 Other non-residential activities</b>
					General Residential zone when this is a Medium Density Residential zone policy.	<del>Only Allow</del> other non-residential activities and buildings where: <ol style="list-style-type: none"> <li>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</li> <li>2. any adverse effects on the residential amenity values are avoided or minimised; and</li> <li>3. they maintain the anticipated character, qualities and purpose of the <del>General Residential Zone</del> <u>Medium Density Residential Zone</u>.</li> </ol>
Woolworths New Zealand Limited	242.21	MRZ - Medium Density Residential Zone	Rules	MRZ-R15 Activities not otherwise listed in this chapter	The proposed definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the MRZ would default to non-complying under MRZ-R17. Submitter seeks that the status of supermarkets be discretionary and proposes amendments to MRZ-R15 and MRZ-R17 to capture this.	Amend <b>MRZ-R15</b> as follows:  <b>MRZ-R15 Activities not otherwise listed in this chapter <u>(including supermarkets)</u></b>  <b>General Residential Zone</b>  <b>Activity status: Discretionary</b>  <b>Activity status where compliance not achieved: Not applicable</b>
Woolworths New Zealand Limited	242.22	MRZ - Medium Density Residential Zone	Rules	MRZ-R17 Large format retail	The proposed definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the MRZ would default to non-complying under MRZ-R17. Submitter seeks that the status of supermarkets be discretionary and proposes amendments to MRZ-R15 and MRZ-R17 to capture this.	Amend <b>MRZ-R17</b> as follows:  <b>MRZ-R17 Large format retail <u>(excluding supermarkets)</u></b>  <b>General Residential Zone</b>  <b>Activity status: Non-Complying</b>  <b>Activity status where compliance not achieved: Not applicable</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.23	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1 The purpose of the Neighbourhood Centre Zone	Considers that neighbourhood Centres should be designed to serve passers-by as well as their immediate residential neighbourhood.	Amend <b>NCZ-O1</b> as follows:  <b>NCZ-O1 The Purpose of the Neighborhood Centre Zone</b>
						<i>The Neighbourhood Centre Zone provides for small-scale commercial activities that serve the day- to-day convenience needs of the surrounding residential neighbourhood <u>and passers-by</u>, and do not undermine the purpose, function and amenity values of the City Centre Zone and Local Centre Zones.</i>
Woolworths New Zealand Limited	242.24	NCZ - Neighbourhood Centre Zone	Rules	NCZ-R1 Commercial activities	The submitter seeks consistency with the other CMUZ and proposes an amendment which would make supermarket activities with a gross floor area of over 300m <sup>2</sup> permitted rather than exempt under PER-2 (noting that consent as a restricted discretionary activity would still be required under an amended version of NCZ-R3).	Amend <b>NCZ-R1</b> as follows:  <b>NCZ-R1 Commercial Activities</b>  <b>Activity status: Permitted</b>  <b>Where:</b>  <del>PER-1</del> <b>PER-2</b>  <i>Any commercial activity does not exceed 300m<sup>2</sup> in gross floor area, <u>except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or café</u>; and</i>  <del>PER-2</del> <b>PER-1</b>  <i>The commercial activity is not a licensed premise, an office or a service station; and</i>  <b>PER-3</b>  <i>NCZ-S5 is complied with.</i>  <b>Note:</b> Any associated building and structure must be constructed in accordance with NCZ-R3.  [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.25	NCZ - Neighbourhood Centre Zone	Rules	NCZ-R3 Buildings and structures	Submitter seeks consistency with the other CMUZ in terms of an approach to consenting buildings within the zone and as such proposes an amendment which would make supermarket buildings restricted discretionary as they would require consent for infringing PER-5.	<p>Amend <b>NCZ-R3</b> as follows:</p> <p><b><i>NCZ-R3 Buildings and Structures</i></b></p> <p><b><i>Activity status: Permitted</i></b></p> <p>[...]</p> <p><b><i>PER-5</i></b></p> <p><b><i>The total gross floor area of any new building or buildings is less than 300m<sup>2</sup>;</i></b></p> <p>[...]</p> <p><b><i>Activity status where compliance not achieved with PER-5: Restricted Discretionary</i></b></p> <p><b><i>Matters of discretion are restricted to:</i></b></p> <p><b><i>1. the extent to which the development:</i></b></p> <p><b><i>a. recognises and reinforces the Neighbourhood Centre Zone purpose, character and qualities; and</i></b></p> <p><b><i>b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces taking in to account operational and functional requirements; and</i></b></p> <p><b><i>c. is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; and</i></b></p> <p><b><i>d. provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional needs of the activity; and</i></b></p> <p><b><i>e. is designed to incorporate APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and</i></b></p> <p><b><i>f. incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</i></b></p> <p><b><i>g. provides safe, legible, and efficient access for all transport modes; and</i></b></p> <p><b><i>h. includes landscaping and fencing of storage and waste areas that are designed and located to minimise the adverse visual and amenity effects of the development on any adjoining Residential Zone or Open Space and Recreation Zone.</i></b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.26	LCZ - Local Centre Zone	Objectives	LCZ-O1 The purpose of the Local Centre Zone	Considers that local Centres should be designed to serve passers-by as well as surrounding residential areas.	Amend <b>LCZ-O1</b> as follows:  <b>LCZ-O1 The purpose of the Local Centre Zone</b>  <i>The Local Centre Zone provides primarily for community facilities and a range of commercial activities which:</i> <ol style="list-style-type: none"> <li>1. primarily support the daily and weekly goods and services needs of the surrounding residential areas <i>and passers-by</i>; and</li> <li>2. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.</li> </ol>
Woolworths New Zealand Limited	242.27	LCZ - Local Centre Zone	Policies	LCZ-P3 Urban design	The submitter seeks that operational needs, being those pertaining to technical, logistical or operational characteristics or constraints, are included in LCZ-P3.	Amend <b>LCZ-P3</b> as follows:  <b>LCZ-P3 Urban design</b>  <i>Require larger-scale development to be designed and laid out in a manner that:</i> <ol style="list-style-type: none"> <li>1. engages and integrates well with streets and public spaces; and</li> <li>2. provides a high-quality pedestrian experience; and</li> <li>3. takes into account the functional needs <i>and operational needs</i> of commercial activities.</li> </ol>
Woolworths New Zealand Limited	242.28	LCZ - Local Centre Zone	Rules	LCZ-R1 Commercial activities	Supports LCZ-R1.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.29	LCZ - Local Centre Zone	Rules	LCZ-R3 Buildings and structures	The submitter seeks to introduce consideration of operational and functional requirements to the active engagement and building design matters of discretion. Supermarkets have a number of functional and operational requirements which will prevent them from being able to successfully achieve these matters and should not be adversely penalised in what would otherwise be a streamlined and commensurate restricted discretionary activity consent assessment.	<p>Amend <b>LCZ-R3</b> as follows:</p> <p><b>LCZ-R3 Buildings and structures Activity status:</b></p> <p><b>Permitted Where:</b></p> <p><b>PER-1</b></p> <p><i>The building or structure is associated with or ancillary to a permitted activity; and</i></p> <p><b>PER-2</b></p> <p><i>The total gross floor area of any new building or buildings is less than 450m<sup>2</sup>; and</i></p> <p><b>PER-3</b></p> <p><i>Any addition to a building does not result in the total gross floor area of the building being 450m<sup>2</sup> or more; and</i></p> <p>[...]</p> <p><b>Activity status where compliance not achieved with PER-2 or PER-3: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. <i>the extent to which the development:</i></p> <p><i>a. recognises and reinforces the Local Centre Zone purpose, character and qualities; and</i></p> <p><i>b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces <u>taking into account operational and functional requirements</u>; and</i></p> <p><i>c. is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building <u>taking into account operational and functional requirements</u>; and</i></p> <p><i>d. provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional <u>and operational</u> needs of the activity; and</i></p> <p>[...]</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.30	LFRZ - Large Format Retail Zone	Rules	LFRZ-R1 Large format retail	Supports LFRZ-R1.	Retain as notified.
Woolworths New Zealand Limited	242.31	LFRZ - Large Format Retail Zone	Rules	LFRZ-R9 Buildings and structures	Submitter seeks to introduce consideration of operational and functional requirements to the matters of discretion for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	Amend <b>LFRZ-R9</b> as follows:  <b><i>LFRZ- R9 Buildings and structures</i></b>  <b><i>Activity status: Restricted</i></b>  <b><i>Discretionary [...]</i></b>  <b><i>Matters of discretion are restricted to:</i></b>  [...]  <b><i>9. functional and operational needs</i></b>  [...]
Woolworths New Zealand Limited	242.32	MUZ - Mixed Use Zone	Rules	MUZ-R2 Large format retail	None specified.	Retain as notified.
Woolworths New Zealand Limited	242.33	MUZ - Mixed Use Zone	Rules	MUZ-R10 Buildings and structures (excluding those specified in MUZ-R9)	Submitter seeks to introduce consideration of operational and functional requirements to the matters of discretion for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	Amend <b>MUZ-R10</b> as follows:  <b><i>MUZ-R10 Buildings and structures (excluding those specified in MUZ-R9</i></b>  <b><i>Mixed Use Zone</i></b>  <b><i>Activity status: Controlled</i></b>  [...]  <b><i>Matters of control are restricted to:</i></b>  [...]  <b><i>11. functional and operation needs.</i></b>  [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.34	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Considers that Town Centres should be designed to serve passers-by as well as those identified in the objective.	Amend <b>TCZ-O1</b> as follows:  <b><i>TCZ-O1 The purpose of the Town Centre Zone</i></b>  <i>The Town Centre Zone is a focal point for the local community, and provides for a diverse range of activities that support the residents of the township and surrounding rural areas <u>and passers-by</u>.</i>
Woolworths New Zealand Limited	242.35	TCZ - Town Centre Zone	Rules	TCZ-R1 Commercial activity	As per plan.	Retain as notified.
Woolworths New Zealand Limited	242.36	TCZ - Town Centre Zone	Rules	TCZ-R6 Buildings and structures including fences	Submitter seeks to introduce consideration of operational and functional requirements to the matters of discretion for new buildings given design requirements of supermarkets Otherwise, this rule is supported.	Amend <b>TCZ-R6</b> as follows:  <b><i>TCZ-R6 Buildings and structures including fences</i></b>  [...]  <b><i>2. Town Centre Zone - Temuka</i></b>  <b><i>Activity status: Controlled</i></b>  [...]  <b><i>Matters of discretion are restricted to:</i></b>  [...]  <i>5. for Vine Street, the practicality and adequacy of existing or proposed connections to King Street; <u>and</u></i>  <i>6. <u>functional and operational needs.</u></i>
Woolworths New Zealand Limited	242.37	CCZ - City Centre Zone	Rules	CCZ-R1 Commercial activity	Supports CCZ-R1.	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.38	CCZ - City Centre Zone	Rules	CCZ-R7 Buildings and structures	Submitter seeks to introduce consideration of operational and functional requirements to the matters of control for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	<p>Amend <b>CCZ-R7</b> as follows:</p> <p><b>CCZ-R7 Buildings and structures</b></p> <p><b>City Centre Zone</b></p> <p><b>Activity status: Controlled</b></p> <p>[...]</p> <p><b>Matters of control are restricted to:</b></p> <p>[...]</p> <p>3. <i>the extent to which the development addresses the street frontage(s) and provides a pedestrian-focused environment <u>taking into account operational and functional requirements; and</u></i></p> <p>[...]</p> <p><u>8. the functional and operational needs of the activity.</u></p> <p>[...]</p>
Woolworths New Zealand Limited	242.39	GIZ - General Industrial Zone	Policies	GIZ-P6 other activities	The submitter seeks amendments to reflect the proposed new discretionary rule for supermarkets. The Policy as drafted enables consideration of operational and functional needs while also retain recognition of the centres hierarchy however needs to be amended to reflect the corresponding activity status.	<p>Amend <b>GIZ-P6</b> as follows:</p> <p><b>GIZ-P6 Other activities</b></p> <p><u>Enable</u> the establishment of other activities including residential activities <u>where it is demonstrated that</u> unless:</p> <ol style="list-style-type: none"> <li>1. <i>there is a functional need for the activity to occur in the General Industrial Zone; <del>and</del> or</i></li> <li>2. <i>the activity is not provided for in another zone; <del>and</del> or</i></li> <li>3. <i>the activity does not undermine the purpose, viability and function of any of the Commercial and Mixed-Use Zones; <del>and</del> or</i></li> <li>4. <i>the activity would not result in reverse sensitivity effects that may constrain industrial activities.</i></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Woolworths New Zealand Limited	242.40	GIZ - General Industrial Zone	Rules	New	The submitter considers a discretionary activity consent is more appropriate for supermarkets in the General Industrial Zone. The submitter is not aware of any economic evidence prepared by the Council that identifies industrial land supply as being so significantly scarce relative to demand that non-industrial activities cannot be countenanced.	Insert a new rule into the <b>GIZ-General Industrial Zone Chapter</b> as follows:  <b><u>GIZ-RX Supermarkets</u></b>  <b><u>General Industrial Zone</u></b>  <b><u>Activity status:</u></b>  <b><u>Discretionary</u></b>  <b><u>Activity status when compliance not achieved: Not applicable.</u></b>
Ronald Clearwater	243.1	ASW - Activities on the Surface of Water	Rules	ASW-R3 The recreational use of motorised craft on the Rangitata River	Supports the permitted activity status for motorised craft should be year-round, and the protection of identified fish spawning areas and the temporary restricted access to all craft from the river section 01 source to Red Rocks. Notes that the Timaru-Ashburton district boundary is also the centre of this waterway.	1. Retain the permitted activity status as notified AND  2. Ensure the provisions match the Ashburton District Plan.
Ronald Clearwater	243.2	ASW - Activities on the Surface of Water	Rules	ASW-R4 The recreational use of motorised craft on the Ōrāri River	Submitter disagrees with permitted activity status proposed only being from March to August inclusive. Flows of >20m <sup>3</sup> would provide opportunity for jet boating and a separation from other recreational river-based activities if there is deemed to be a conflict. Remembering that ASW are also governed by the Navigation and Safety bylaws of Ecan.	Amend <b>ASW-R4 The recreational use of motorised craft on the Ōrāri River</b> to ensure that the river has a permitted activity status all year round when the flow as recorded by ECan at the Gorge, is greater than 20m <sup>3</sup> .
Ronald Clearwater	243.3	ASW - Activities on the Surface of Water	Rules	ASW-R5 The recreational use of motorised craft on the Ōpihi River	Notes that the previous provisions in the district plan are historic and related to a time when the riverbed was modified to accommodate jet sprinting and the river had natural flows, rather than modified flows through the Opuha Dam. Accordingly, these rules are now no longer relevant. A flow of 20m <sup>3</sup> would provide opportunity for jet boating and a separation from other recreational river based activities.	1. Amend <b>ASW-R5 The recreational use of motorised craft on the Ōpihi River</b> to ensure that this river has a permitted status from the State Highway 1 bridge to the district boundary, being the confluence with the Opuha River at Raincliff.  AND  2. The permitted status applies all year round when flows >20m <sup>3</sup> , as measured at the ECan recorder at State Highway 1.
Ronald Clearwater	243.4	ASW - Activities on the Surface of Water	Rules	ASW-R6 The recreational use of motorised craft on the Pureora/Pareora River	Submitter disagrees with permitted activity status proposed only being from March to August inclusive. Considers the permitted status should apply year-round at flows above 20m <sup>3</sup> . Flows of >20m <sup>3</sup> would provide opportunity for jet boating and a separation from other recreational river-based activities if there is deemed to be a conflict. Notes that the centre of this river is the boundary with the Waimate District.	1. Amend <b>ASW-R6 The recreational use of motorised craft on the Pureora / Pareora River</b> to ensure that the river has a permitted activity status year round when the flow as recorded by ECan at State Highway 1 exceeds 20m <sup>3</sup> .  AND  2. Ensure that the provisions match the Waimate District Plan.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Ronald Clearwater	243.5	ASW - Activities on the Surface of Water	Rules	New	<p>Considers there are other rivers in the District that are of interest to the jet boating community. Opportunities to go jet boating are sporadic and rely on flow and rain fall. These rivers would be of interest to smaller jet boat owners.</p> <p>Flows of &gt;10m<sup>3</sup> would provide opportunity for jet boating and a separation from other recreational river-based activities if there is deemed to be a conflict. Remembering that ASW are also governed by the Navigation and Safety bylaws of Ecan.</p>	<p>1. Add a new rule to the PDP as follows: <b><u>ASW-RX The recreational use of motorised craft on the Waihi River.</u></b></p> <p>AND</p> <p>2. Ensure jet boating is permitted all year round at the Waihi River when the flow exceeds 10m<sup>3</sup> at the Ecan Recorder at the Department of Conservation Reserve flows above 10m<sup>3</sup>.</p>
Ronald Clearwater	243.6	ASW - Activities on the Surface of Water	Rules	New	<p>Considers there are other rivers in the District that are of interest to the jet boating community. Opportunities to go jet boating are sporadic and rely on flow and rain fall. These rivers would be of interest to smaller jet boat owners.</p> <p>Flows of &gt;10m<sup>3</sup> would provide opportunity for jet boating and a separation from other recreational river-based activities if there is deemed to be a conflict. Remembering that ASW are also governed by the Navigation and Safety bylaws of Ecan.</p>	<p>1. Add a new rule to the PDP as follows: <b><u>ASW-RX The recreational use of motorised craft on the Te Moana River.</u></b></p> <p>2. Ensure jet boating is permitted all year round on the Te Moana River when the flow exceeds 10m<sup>3</sup> at the ECan Recorder at Glentohi.</p>
Ronald Clearwater	243.7	ASW - Activities on the Surface of Water	Rules	New	<p>Considers there are other rivers in the District that are of interest to the jet boating community. Opportunities to go jet boating are sporadic and rely on flow and rain fall. These rivers would be of interest to smaller jet boat owners.</p> <p>Flows of &gt;10m<sup>3</sup> would provide opportunity for jet boating and a separation from other recreational river-based activities if there is deemed to be a conflict. Remembering that ASW are also governed by the Navigation and Safety bylaws of Ecan.</p>	<p>1. Add a new rule to the PDP as follows: <b><u>ASW-RX The recreational use of motorised craft on the Te Ngawai River.</u></b></p> <p>2. Ensure jet boating is permitted all year round on the Te Ngawai River when the flow exceeds 10m<sup>3</sup> at the ECan Recorder at Cave.</p>
David and Annemeike Jeaffreson	<del>244.1</del>				<p>Submission point deleted due to duplication, refer submission point 244.2. 1)</p>	<p>Refer submission point 244.2 1.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
David and Annemeike Jeaffreson	244.2	SCHED6 - Schedule of Sites and Areas of Significance to Kāti Huirapa	SCHED6A - Wāhi Tūpuna Areas	SASM-6 Rakitata/ Ōrāri/ Te Umu Kaha/ Mt Peel upper catchment	<p>The submitter opposes that SCHED6A Wahi Tūpuna areas includes 211 Blandswood Road that would allow Kati Huirapa to be able to access, maintain, and use resources from the submitter's, for the following reasons:</p> <p>1) They consider anyone accessing the property without explicit authorisation is a trespasser. Considers it inappropriate to where landowners cannot legally stop trespassers from accessing private property.</p> <p>2) There is nothing of significance on the submitter's property that Kati Huirapa would need to maintain, so access is not needed.</p> <p>3) Concerns about unauthorised hunting or poaching.</p> <p>4) Concerns about limiting the submitters exclusive use and enjoyment of their private property.</p>	<p>Either:</p> <p>1. Amend <b>SCHED6A Wāhi tūpuna areas</b> to delete 211 Blandswood Road from <b>SASM6</b>.</p> <p>OR</p> <p>2. Amend <b>SASM-O2 Access and use</b> to specify that it is not applicable to SASM-6.</p>
Horticulture New Zealand	245.1	General	General	General	<p>The submitter seeks that the Council recognise the potential for reverse sensitivity effects and provide a robust framework to ensure that activities are appropriately located and reverse sensitivity is avoided.</p> <p>[refer to original submission for full reasons]</p>	Manage reverse sensitivity including through avoiding the creation of conflicts between land uses.
Horticulture New Zealand	245.2	General	General	General	<p>The submitter considers how food security and the values of highly productive land should be provided for. Land is a finite resource and urban and lifestyle development within horticultural areas results in increasing pressure on crop rotations, restricting orchard expansion, increasing land prices, and increasing social tension due to complaints from neighbours about horticultural activities. There is the potential horticultural expansion in the Timaru District including post-harvest facilities.</p> <p>[refer to original submission for full reasons]</p>	Ensure that urban development and productive land are considered together to provide a planned approach so new urban areas are designed to protect productive capacity. Especially reverse sensitivity pressures on growers.
Horticulture New Zealand	245.3	Description of the District	Rural Areas	General	<p>Considers the narrative is further accurately developed in the specific description of Timaru's rural areas. But the PDP should align with the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7).</p>	<p>Amend <b>Description of the District - Rural Areas</b> as follows:</p> <p>[...]</p> <p><i>Furthermore, the district contains a large proportion of <del>high class productive, or versatile, soils highly productive land</del>. <del>These are the soils classified as Class 1 to 2 under the Land Use Capability (LUC) classification system and This is land identified as Land Use Capability Call 1, 2, or 3, as mapped by the NZ Land Resource Inventory or by more detailed mapping using the Land Use Capability classification system and</del> are highly productive for a range of primary industries. <del>These soils This land</del> tend to be concentrated around townships and urban areas because towns were</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>historically established in areas where the resources supported agriculture and growth. As a result, urban sprawl and changes in land use on the fringe of urban areas can reduce the availability of <del>versatile soils</del> <u>Highly Productive Land</u> for productive uses.</i>
Horticulture New Zealand	245.4	Description of the District	Settlement Patterns, Growth and Development	General	Considers the description of the district provides an accurate explanation of settlement patterns, growth and development in Timaru and introduces the particular issues affecting rural areas i.e., loss of highly productive land to inappropriate subdivision and land use, land fragmentation and reverse sensitivity.	Retain <b>Description of the District - Settlement Patterns, Growth and Development</b> as notified.
Horticulture New Zealand	245.5	Definitions	Definitions	Ancillary Rural Earthworks	Supports the plans approach to ancillary rural earthworks and the specific provision for earthworks that might be associated with a biosecurity response for unwanted organisms. The definition refers to farming activities which are not defined.	Amend the definition of <b>Ancillary rural earthworks</b> as follows:  <i>means any earthworks associated with the maintenance and construction of facilities typically associated with <u>farming primary production</u> activities, including, but not limited to, farm tracks/roads (up to 6m wide), landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing and erosion and sediment control measures, and burying of material infected by unwanted organisms (as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993).</i>
Horticulture New Zealand	245.6	Definitions	Definitions	Artificial crop protection structure	These are distinct structures which can require a different management approach.	Retain as notified.
Horticulture New Zealand	245.7	Definitions	Definitions	Bird scaring device	Support the definition proposed except add 'and' between gas guns and avian distress alarms.	Amend the definition of <b>Bird scaring device</b> as follows:  <i>Means a device used for the purpose of disturbing or scaring birds including gas guns <u>and</u> avian distress alarms when being used specifically for bird scaring.</i>
Horticulture New Zealand	245.8	Definitions	Definitions	Crop support structure	Supports the proposed definition.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.9	Definitions	Definitions	Hazardous facility	The submitter notes the definition of hazardous facility is relevant to HS-R1. The mixing and application of hazardous substances for pest control should not be limited to 'the site' as defined in the plan. Mixing may occur at a mixing point, but application is on land other than 'the site'. Land based primary production is not defined in the Plan, but 'primary production' is. Clause 3 should refer to 'primary production'. Also 'which are not located in a drinking water' Agrichemicals should be stored in accordance with NZS8409:2021 to ensure that they are safely stored.	Amend the definition of <b>Hazardous Facility</b> as follows:  <b>Hazardous Facility</b> <i>means a facility or activity that involves the use, storage, or disposal of any hazardous substance, but excludes:</i> <ol style="list-style-type: none"> <li>1. <i>the incidental use and storage of hazardous substances in minimal domestic scale quantities;</i></li> <li>2. <i>retail outlets for hazardous substances intended for domestic usage (e.g., supermarkets, hardware stores and pharmacies);</i></li> <li>3. <i>the incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities and the incidental storage of agrichemicals, fertilisers and fuel for <del>land based</del> primary production activities <del>which are not located in a drinking water;</del></i></li> <li>4. <i>pipelines used for the transfer of hazardous substances such gas, oil, trade waste and sewage;</i></li> <li>5. <i>fuel in motor vehicles, boats, airplanes and small engines;</i></li> <li>6. <i>the use, transportation, or storage of any hazardous substance for any temporary military training activity;</i></li> <li>7. <i>the transportation of hazardous substances (e.g., in trucks or trains); or</i></li> <li>8. <i>mixing and application of hazardous substances solely for the purpose of controlling plant and animal pests <del>on-site;</del></i></li> <li>9. <i><u>agrachemicals used, stored, and disposed of in accordance with NZS8409:2021 Management of Agrichemicals.</u></i></li> </ol>
Horticulture New Zealand	245.10	Definitions	Definitions	Impervious surface	Supports the exclusion in the definition of permeable crop protection cloth.	Retain as notified.
Horticulture New Zealand	245.11	Definitions	Definitions	Intensive Primary Production	Requests that to assist interpretation and administration of the plan, a specific exclusion for greenhouses should be provided.	Amend the definition of <b>Intensive primary production</b> as follows:  <i>means any activity defined as intensive indoor primary production or intensive outdoor primary production <u>and excludes greenhouses.</u></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.12	Definitions	Definitions	Light Sensitive Area	Considers that the Rural Lifestyle Zone should not be classed as a light sensitive area as primary production activities can generate light as part of activities such as harvesting.	Amend the definition of <b>Light sensitive area</b> as follows:  <i>Includes land in the following areas outside of the Port Zone:</i>  <ul style="list-style-type: none"> <li>a. Wāhi tapu, Wāhi taoka and Wai taoka Overlays</li> <li>b. Significant Natural Areas Overlay</li> <li>c. Outstanding Natural Landscapes Overlay</li> <li>d. Visual Amenity Landscape Overlay <u>and</u></li> <li>e. <del>the Rural Lifestyle Zone; and</del></li> <li>f. <u>e.</u> the Natural Open Space Zone.</li> </ul>
Horticulture New Zealand	245.13	Definitions	Definitions	Maintenance	Supports the definition of maintenance which excludes any upgrading or expansion or replacement of the existing object.	Retain as notified.
Horticulture New Zealand	245.14	Definitions	Definitions	Major hazard facility	Supports the definition of major hazard facility.	Retain as notified.
Horticulture New Zealand	245.15	Definitions	Definitions	Natural hazard sensitive activity	Supports a definition that focuses on habitable buildings to define a natural hazard sensitive activity.	Retain as notified.
Horticulture New Zealand	245.16	Definitions	Definitions	Noise sensitive activity	Submits that the noise sensitive activity should be the buildings used for the activity, not open area around the building.	Retain as notified.
Horticulture New Zealand	245.17	Definitions	Definitions	Permanent workers accommodation	Considers worker accommodation is necessary to enable horticultural activity.	Retain as notified.
Horticulture New Zealand	245.18	Definitions	Definitions	Potentially contaminated land	Considers the definition is very broad and should only include sites which are known to have had an activity undertaken on them.	Amend the definition of <b>Potentially contaminated land</b> as follows:  <i>means land on which an activity or industry that is described in Appendix 2 - Hazardous Activities and Industries List is being, has been <del>or is more likely than not to have been</del> undertaken. This definition does not include land for which a detailed site investigation demonstrates that any contaminants present are at, or below, background concentrations.</i>
Horticulture New Zealand	245.19	Definitions	Definitions	Primary production	Supports the use of this term.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.20	Definitions	Definitions	Regionally significant infrastructure	Clause f) refers to the electricity transmission network. This is the National Grid, and it would be clearer if that term was used.	Amend the definition of <b>Regionally significant infrastructure</b> as follows: <ul style="list-style-type: none"> <li>a. Strategic land transport network and arterial roads</li> <li>b. Timaru Airport</li> <li>c. Port of Timaru</li> <li>d. Telecommunication facilities</li> <li>e. National, regional and local renewable electricity generation activities of any scale</li> <li>f. <del>The electricity transmission network</del> The National Grid</li> </ul> <p>[...]</p>
Horticulture New Zealand	245.21	Definitions	Definitions	Reverse sensitivity	Supports inclusion of a definition for reverse sensitivity.	Retain <b>Reverse sensitivity</b> as notified.
Horticulture New Zealand	245.22	Definitions	Definitions	Rural industry	Notes the National Planning Standard includes a definition for rural industry which is useful to differentiate between industrial activities and those which are aligned with primary production.	Retain as notified.
Horticulture New Zealand	245.23	Definitions	Definitions	Rural produce manufacturing	Supports a definition for Rural Produce Manufacturing.	Retain as notified.
Horticulture New Zealand	245.24	Definitions	Definitions	Seasonal workers accommodation	Supports the definition and note that it refers to 'post-harvest facility' which should be defined.	Retain as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.25	Definitions	Definitions	Sensitive activity	Submits that the definition of sensitive activities does not include the full range of activities.	<p>Amend the definition of <b>Sensitive activity</b> as follows:</p> <p><i>means:</i></p> <ol style="list-style-type: none"> <li>1. <u>Residential units</u></li> <li><del>2.</del> <u>Residential activities;</u></li> <li><del>3.</del> <u>Education facilities and preschools;</u></li> <li><del>4.</del> <u>Guest &amp; visitor accommodation;</u></li> <li>5. <u>Residential visitor accommodation</u></li> <li><del>6.</del> <u>Health care facilities which include accommodation for overnight care;</u></li> <li><del>7.</del> <u>Hospitals;</u></li> <li>8. <u>Supported residential care activity</u></li> <li>9. <u>Recreation activities</u></li> <li><del>10.</del> <u>Marae (building only); or</u></li> <li><del>11.</del> <u>Place of assembly. except that:</u> <ol style="list-style-type: none"> <li>a. <i>subclause f. above is not applicable in relation to electronic transmission.</i></li> <li>b. <i>subclause g. above is not applicable in relation to noise or electronic transmission.</i></li> </ol> </li> </ol>
Horticulture New Zealand	245.26	Definitions	Definitions	Shelter Belt	Supports the inclusion of a definition of shelterbelt while noting that it is not good practice to include controls in the form of a standard within a definition i.e. the 30m width control.	<p>Retain as notified.</p> <p>[NB this submission point appears to conflict with another submission point made below]</p>
Horticulture New Zealand	245.27	Definitions	Definitions	Shelter Belt	<p>The submitter highlights the importance and role of shelterbelts and seeks an amendment to recognise the importance of managing spray drift.</p> <p>[refer to original submission for full reasons]</p>	<p>Amend the definition of Shelterbelt to recognise the importance of shelterbelts in managing spray drift.</p> <p>[NB this submission point appears to conflict with another submission point made above]</p>
Horticulture New Zealand	245.28	Definitions	Definitions	Special audible characteristic	Considers it is appropriate that the National Planning Standard definition for special audible characteristics which is relevant when assessing sound from frost fans is included in the Plan.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.29	Definitions	Definitions	Versatile soil	Considers the plan should align with that definition of the Highly Productive Land as defined as per the meaning in clause 3.5(7) NPS-HPL that came into effect on 17 October 2022.	<p>Delete the reference to <b>Versatile soil</b> and replace with a new definition for Highly Productive Land as follows:</p> <p><b><u>Versatile soil-Highly Productive Land</u></b></p> <p><i>means land classified as Class 1 or 2 under the land use capability classification system, as set out in Lynn I.H., Manderson A.K., Page M.J., Harmsworth G.R., Eyles G.O., Douglas G.B., Mackay A.D., Newsome P.J.F. (2009). Land Use Capability Survey Handbook—a New Zealand handbook for the classification of land. 3rd ed. Hamilton, AgResearch Ltd; Lincoln, Landcare Research New Zealand Ltd; Lower Hutt, Institute of Geological and Nuclear Sciences Ltd.</i></p> <p><i>Means land identified as Land Use Capability Call 1, 2, or 3, as mapped by the NZ Land Resource Inventory or by more detailed mapping using the Land Use Capability classification system.</i></p>
Horticulture New Zealand	245.30	Definitions	Definitions	Wetland	Submits that the NPSFM 2020 includes a definition for natural wetland - this is the definition used in the NESFM 2020 which includes rules managing activities in and near natural wetlands - using the same definition would provide a consistent approach.	Amend the definition of <b>Wetland</b> to include a definition of Natural Wetland consistent with the NPSFM 2020.
Horticulture New Zealand	245.31	Definitions	Definitions	New	Considers the PDP should include a definition of post-harvest facility.	<p>Add new definition to the PDP as follows:</p> <p><b><u>Post-harvest facility.</u></b></p> <p><i>Building operated by any number of growers and used for the storage, packing, washing, inspecting and grading of eggs, fruit, vegetables, or other (natural and unprocessed) primary produce brought to the post-harvest facility from a range of locations, and includes all activities that are an integral aspect of post-harvest operations.</i></p>
						<p><b><u>Includes:</u></b></p> <ul style="list-style-type: none"> <li>• <i>use of the site for the collection and distribution of horticultural products;</i></li> <li>• <i>slicing and dicing agricultural products in preparation for distribution to retail outlets, including the disposal of associated waste material from these activities;</i></li> <li>• <i>preparation and shrink-wrapping horticultural products in preparation for distribution to retail outlets;</i></li> <li>• <i>collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products; and</i></li> <li>• <i>the on-site servicing and maintenance of vehicles and equipment associated with the activities.</i></li> </ul>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.32	Definitions	Definitions	New	Considers the plan should include provisions for frost fans, including a definition.	Add a new definition of <b>Frost fan</b> as follows:  <b><u>Frost Fan</u></b>  <b><u>Frost fans means a land-based device designed or adapted to mitigate frost damage by fanning warmer air over potentially frost-affected surfaces, and includes any motive source, the support structure and power source.</u></b>
Horticulture New Zealand	245.33	Definitions	Definitions	New	A definition of greenhouse is sought for clarity.	Add a new definition of <b>Greenhouses</b> as follows:  <b><u>Greenhouses</u></b>  <b><u>Greenhouse means a totally enclosed impermeable structure where plants are grown in a controlled environment.</u></b>
Horticulture New Zealand	245.34	Definitions	Definitions	New	Notes the term rural airstrip is used in the rules but not defined.	Add a new definition to the PDP as follows:  <b><u>Rural airstrip:</u></b>  <b><u>means any defined area of land intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing of aircraft in the rural area.</u></b>
Horticulture New Zealand	245.35	Definitions	Definitions	New	Considers the Plan with relevant provisions need to be clear what 'activities sensitive to transmission lines' are.	Include a definition for ' <b>activities sensitive to transmission lines</b> ' are schools, residential buildings and hospitals.
Horticulture New Zealand	245.36	National Policy Statements and New Zealand Coastal Policy Statement	National Policy Statements and New Zealand Coastal Policy Statement		Considers that with the NPS-HPL coming into effect on 17 October 2022, the plan is required to refer to and give effect to this national direction instrument.	Amend the list of National Policy Statements and New Zealand Coastal Policy Statement to include the National Policy Statement for Highly Productive Land 2022.
Horticulture New Zealand	245.37	SD - Strategic Direction	Objectives	SD-O1 Residential Areas and Activities	Supports the strategic direction approach to residential areas and activities that is centres based and limits rural lifestyle development.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.38	SD - Strategic Direction	Objectives	SD-O3 Climate Change	Supports an objective that seeks to enable adaption to climate change while noting this should reference to community and activities.	Amend <b>SD-O3 Climate Change</b> as follows:  <i>The effects of climate change are recognised and an integrated management approach is adopted, including through:</i> <ul style="list-style-type: none"> <li><i>i. taking climate change into account in natural hazards management;</i></li> <li><i>ii. enabling the community <u>and activities</u> to adapt to climate change;</i></li> <li><i>iii. encouraging efficiency in urban form and settlement patterns.</i></li> </ul>
Horticulture New Zealand	245.39	SD - Strategic Direction	Objectives	SD-O8 Infrastructure	Supports the strategic direction for infrastructure, in particular clause iv).	Retain as notified.
Horticulture New Zealand	245.40	SD - Strategic Direction	Objectives	SD-O9 Rural Areas	Supports the scope of SD-O9 and the outcomes it seeks to achieve. But seeks deletion of (ii) as intensive activities are not defined in the Plan.	Amend <b>SD-O9 Rural Areas</b> as follows:  <i>A range of primarily productive activities are enabled in the rural environment to enable the ongoing use of land for primary production for present and future generations, while:</i> <ul style="list-style-type: none"> <li><i>i. protecting <u>versatile soils highly productive land</u> for productive uses;</i></li> <li><i>ii. <del>managing the adverse effects of intensive activities on sensitive activities;</del></i></li> <li><i>iii. managing the adverse effects of new sensitive activities on primary production; [...]</i></li> </ul>
Horticulture New Zealand	245.41	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	Supports the outcome sought of a consolidated and integrated settlement pattern.  With the NPS-HPL coming into effect on 17 October 2022, Highly Productive Land is defined as per the meaning in clause 3.5(7) and the plan should align with that definition.	Amend <b>UFD-O1 Settlement Patterns</b> as follows:  <i>A consolidated and integrated settlement pattern that:</i> <ul style="list-style-type: none"> <li><i>i....;</i></li> <li><i>[...]</i></li> <li><i>vi. avoids areas with important natural, cultural and character values;</i></li> <li><i>vii. minimises the loss of <u>versatile soils highly productive land</u>;</i></li> <li><i>viii. enables papakāika, to occur on ancestral lands;</i></li> <li><i>[...]</i></li> </ul>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.42	EI - Energy and Infrastructure	Objectives	EI-O2 Adverse effects of Regionally Significant Infrastructure	Supports the outcome sought by an objective that seeks to ensure the adverse effects of Regionally Significant Infrastructure and Lifeline Utilities are avoided, remedied or mitigated to achieve the relevant objectives for the underlying zone in other areas.	Retain as notified.
Horticulture New Zealand	245.43	EI - Energy and Infrastructure	Objectives	EI-O3 Adverse effects of other infrastructure	Supports the outcome sought by an objective that seeks to ensure the adverse effects of other infrastructure are avoided, remedied or mitigated to achieve the relevant objectives for the underlying zone in other areas.	Retain as notified.
Horticulture New Zealand	245.44	EI - Energy and Infrastructure	Objectives	EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Considers that the objective should reflect the NPSET, that seeks that activities are managed 'to the extent reasonably possible (e.g. Policy 10).	Amend <b>EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities</b> as follows:  <i>The efficient operation, maintenance, repair, upgrading or development of Regionally Significant Infrastructure and lifeline utilities are <u>to the extent reasonably possible</u> not constrained or compromised by the adverse effects of subdivision, use and development, including reverse sensitivity effects.</i>
Horticulture New Zealand	245.45	EI - Energy and Infrastructure	Policies	EI-P3 Adverse effects on Regionally Significant Infrastructure	Considers the policy is broad in its application, and therefore a change is sought to implement the changes sought to EI-O4 through the addition of 'to the extent reasonably possible'.  Also the NPSET Policy 11 is that they will 'generally not be provided for' rather than an absolute avoid.  Clause a) is best split as there are 3 matters being addressed with different directives.  Clarification is sought by the addition of a definition for 'activities sensitive to transmission lines' consistent with the definition for sensitive activities in the NPSET.  [Refer to original submission for full reason]	Amend <b>EI-P3 Adverse effects on Regionally Significant Infrastructure</b> as follows:  1. <i>Ensure new incompatible activities are appropriately located or designed so they do not <u>unreasonably</u> compromise or constrain the safe, effective and efficient operation, maintenance, repair, development or upgrading of any Regionally Significant Infrastructure and lifeline utilities; and</i>  2. <i>Recognise and provide for the safe and efficient operation, maintenance, upgrading, removal and development of the National Grid by:</i>  <i><del>a. avoiding the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and avoiding subdivision, use and development that may compromise the operation, maintenance, repair, upgrading, renewal, or development of the National Grid; and</del></i>  <i><u>a. Generally avoid the establishment or expansion of activities sensitive to transmission lines in the national Grid Yard</u></i>  <i><u>b. Manage subdivision use and development in to ensure that the National Grid is not compromised</u></i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>b.</del> <u>c.</u> providing security of supply and/or maintaining the integrity of National Grid assets; and</p> <p><del>e.</del> <u>d.</u> maintaining ongoing access to conductors and support structures for maintenance and upgrading works; and</p> <p><del>d.</del> <u>e.</u> minimising exposure to health and safety risks from the National Grid; and</p> <p><del>e.</del> <u>f.</u> managing activities, as far as reasonably practicable, to avoid the potential for reverse sensitivity effects on the National Grid.</p>
Horticulture New Zealand	245.46	EI - Energy and Infrastructure	Rules Section D - Rules for the National Grid	EI-R27 Buildings or structures within the National Grid Yard	Considers PER-1.2 and PER-2.1 that seeks to limit reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes in the National Grid Yard, is an unreasonable limitation and would severely limit operation of irrigation. The issue is that access is maintained to the National Grid and shouldn't preclude such irrigation infrastructure if access is maintained.	<p>Amend <b>EI-R27 Buildings or structures within the National Grid Yard</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>In the National Grid Yard:</i></p> <ol style="list-style-type: none"> <li>1. any alteration or addition to an existing building or structure for a sensitive activity does not involve an increase in the building height for network utility structures or footprint; or</li> <li>2. it is a network utility undertaken by a network utility operator <del>(other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes)</del>; or</li> <li>3. it is a non-habitable building or structure for primary production in the Rural Zones, including yards for milking/dairy sheds and artificial crop protection structures (but does not include any building for intensive primary production, commercial greenhouses or milking/dairy sheds); or</li> <li>4. it is a yard for milking/dairy sheds; or</li> <li>5. it is an artificial crop protection and support structure; or</li> <li>6. it is not for the storage and/or handling of hazardous substances with explosive or flammable intrinsic properties; and</li> <li>7. <u>maintains access to the National Grid.</u></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>PER-2</b></p> <p><i>In the National Grid Yard, the building or structure is located at least 12m from the outer visible edge of any National Grid tower or pole and associated stay wire, unless it does not permanently physically obstruct existing vehicular access to a National Grid support structure and it is one of the following:</i></p> <ol style="list-style-type: none"> <li>1. <i>a network utility undertaken by a network utility operator <del>(other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes)</del>; or</i></li> <li>2. <i>a fence no greater than 2.5m high and that is no closer than 5m to the nearest National Grid pole; or no closer than 6m to the nearest National Grid tower; or</i></li> </ol> <p>[...]</p>
Horticulture New Zealand	245.47	EI - Energy and Infrastructure	Rules Section D - Rules for the National Grid	EI-R28 Earthworks, and land disturbance for the installation of fence posts within the National Grid Yard	Considers that the rule should apply to earthworks and land disturbance and does not need to be limited to the installation of fence posts. The conditions of the rule will dictate the type of activity that can be undertaken.	<p>1. Amend the title of <b>EI-R28</b> as follows:</p> <p><b><i>EI-R28 Earthworks, and land disturbance <del>for the installation of fence posts</del> within the National Grid Yard.</i></b></p> <p>AND</p> <p>2. Retain the Restricted Discretionary activity status.</p>
Horticulture New Zealand	245.48	EI - Energy and Infrastructure	Rules Section D - Rules for the National Grid	EI-R30 Sensitive activities, including within an existing building or the erection of buildings for sensitive activities, within the National Grid Yard	Seeks a specific definition for 'activities sensitive to transmission lines' to distinguish from the definition of 'sensitive activities' in the Plan. This is to align with NPSET. There are also buildings which will be non-complying that are not sensitive activities such as buildings for intensive primary production, commercial greenhouse and dairy sheds. These are not adequately reflected in EI-R30.	<p>Amend <b>EI-R30</b> as follows:</p> <p><b><i>EI-R30 Sensitive activities, including within an existing building or the erection of buildings for sensitive activities, <del>Building not provided for</del> within the National Grid Yard</i></b></p> <p><b><i>Activity Status: Non-complying</i></b></p> <ol style="list-style-type: none"> <li>1. <i>Buildings for activities sensitive to transmission lines</i></li> <li>2. <i>Buildings for intensive primary production, commercial greenhouses and dairy sheds.</i></li> </ol>
Horticulture New Zealand	245.49	EI - Energy and Infrastructure	Rules Section G - Flight Paths Protection for Richard Pearse Airport (Timaru Airport)	General	Considers there are other ways that this can be achieved without rules being included in the Plan. Growers regularly work with providers in other areas on finding solutions without needing to have a rules-based approach.	Delete <b>Rules Section G - Flight Paths Protection for Richard Pearse Airport (Timaru Airport)</b> comprising EI-R37, EI-R38, EI-R39, EI-R40.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.50	CL - Contaminated Land	Rules	Note	Considers the plan should make clear that the NES-CS does not apply to production land if it continues to be used for production purposes - refer Clause 5 (8). It is only when a change of land use occurs that the NES-CS provisions apply to production land.	Amend the Rules Note as follows:  <b>Note:</b> <i>There are no rules contained in this chapter. Reference should instead be made to the rules contained in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.</i>  <u><i>The NES-CS does not apply to primary production land where the land continues to be used for production purposes. Only when the land use changes will the NES-CS apply.</i></u>
Horticulture New Zealand	245.51	NH - Natural Hazards	Introduction	General	Supports a risk-based approach to managing risks associated with natural hazards. The inclusion of climate change is also supported but note that food security is an issue that arises due to climate change - both in terms of food production and distribution. This should be acknowledged in the section on climate change.	Add to the <b>NH - Natural Hazards introduction</b> as follows:  <u><i>Climate change is likely to have significant implications for the District in terms of water shortages and ongoing water security issues and effects on food security.</i></u>
Horticulture New Zealand	245.52	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Supports that the response to a risk should be based on the level of risk. The following framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain as notified.
Horticulture New Zealand	245.53	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Supports that the response to a risk should be based on the level of risk. The following framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain as notified.
Horticulture New Zealand	245.54	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths.	Supports that the response to a risk should be based on the level of risk. The following framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain as notified.
Horticulture New Zealand	245.55	NH - Natural Hazards	Rules	NH-R2 Fences	Considers NH-R2 should be extended to provide of other flood tolerant activities.	Amend <b>NH- R2</b> as follows:  <b><i>NH- R2 Fences, <u>Crop Support Structures and Artificial Crop Protection Structures</u></i></b>  <b><i>Activity status: Permitted</i></b>  <b><i>Where:</i></b>  <b><i>PER-1</i></b>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>At least 70% of the surface area of the fence, <u>Crop Support Structure or Artificial Crop Protection Structure</u> is permeable above ground; or</p> <p><b>PER-2</b></p> <p>A Flood Risk Certificate for the site has been issued in accordance with NH-S1, and the certificate states that the activity is not located on land that is within an overland flow path.</p> <p>[...]</p>
Horticulture New Zealand	245.56	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)	<p>Supports the ability to undertake vegetation clearance to remove material infected by unwanted organisms.</p> <p>[refer to original submission for full reasons]</p>	Retain as notified.
Horticulture New Zealand	245.57	HS - Hazardous Substances	Objectives	HS-O1 Hazardous substances, use, storage and disposal	Supports avoiding unnecessary duplication of regulation between the HSNO Act and the District Plan.	Retain as notified.
Horticulture New Zealand	245.58	HS - Hazardous Substances	Rules	HS-R1 Use and/or storage of hazardous substances in a hazardous facility (excluding Major Hazard Facilities)	<p>Supports a permitted activity for the use and /or storage of hazardous substances in a hazardous facility outside a sensitive environment (other than a Flood Assessment Area Overlay).</p> <p>Seek changes to the definition of hazardous facility to ensure that the exclusions provide for use of agrichemicals and fertilisers.</p>	Retain as notified.
Horticulture New Zealand	245.59	NATC - Natural Character	Rules	NATC-R1 Vegetation clearance	<p>Supports the ability to undertake vegetation clearance to remove material infected by unwanted organisms.</p> <p>[refer to original submission for full reasons]</p>	Retain as notified.
Horticulture New Zealand	245.60	NATC - Natural Character	Rules	NATC-R3 Earthworks	Supports the ability to undertake earthworks for the maintenance and repair of existing fences, tracks, roads	Retain as notified.
Horticulture New Zealand	245.61	NATC - Natural Character	Rules	NATC-R4 Construction of fences	Supports the ability to construct a post and wire fence in a riparian margin.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.62	VS - Versatile Soil	General	General	Considers that the plan should align with the definition of Highly Productive Land as defined by clause 3.5(7) of the NPS-HPL which came into effect on 17 October 2022.	Amend the <b>VS-Versatile Soils Chapter</b> in its entirety including the Introduction, objectives, policies and rules by replacing all references to <b>Versatile Soils</b> with <b>Highly Productive Land</b> .
Horticulture New Zealand	245.63	VS - Versatile Soil	General	General	The submitter notes the NPS HPL came into effect 17 October 2022. The NPS HPL requires Highly Productive Land to be mapped and considered. While the submitter notes the role of the Regional Council in this process, the submitter also notes that the NPS HPL identifies HPL as that deemed to be LUC 1, 2, 3 whereas the PDP only maps and has provisions relating to LUC classes 1-2. The submitter identifies the approach to extend the approach of the Operative Plan (to include LUC 3 land) would pose less risk the resource and be less at risk of being inconsistent with the NPS HPL.	Amend the approach of the <b>VS-Versatile Soils Chapter</b> to be more consistent with the NPS HPL, including mapping and providing management of LUC land be extended to include LUC 3.  [the submitter has made other related submission points on this matter]
Horticulture New Zealand	245.64	SUB - Subdivision	Objectives	SUB-O1 General subdivision design	Considers it is important to link to the subdivision outcomes sought for each respective zone and the strategic direction of the Plan. Also considers it important for subdivision at a zone interface to respond appropriately.  [refer to original submission for full reason]	Amend <b>SUB-O1</b> as follows:  <b>SUB-O1 General subdivision design</b>  <i>New subdivisions will:</i>  1.  ...  [...  ]  10. <i>not intentionally prevent, hinder or limit the development of adjoining or adjacent land- _</i> <i>; and</i>  <i>11. respond to a zone interface to avoid conflict between incompatible activities and reverse sensitivity.</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.65	SUB - Subdivision	Objectives	SUB-O3 Rural subdivision	Supports the outcome sought to minimise the fragmentation of production land and avoidance as the priority for managing reverse sensitivity effects of subdivision. Considers this outcome should relate to all primary production.  [refer to original submission for full reason]	Amend <b>SUB-O3 Rural subdivision</b> as follows:  <i>Subdivision in the rural zones will:</i> <ol style="list-style-type: none"> <li>1. <i>minimise the fragmentation of productive land in the General Rural Zone; and</i></li> <li>2. <i>maintain the low-density open character of the General Rural Zone; and</i></li> <li>3. <i>maintain a contrast between the rural environment and adjoining urban, Rural Lifestyle and Settlement zones; and</i></li> <li>4. <i><del>minimise avoid</del> reverse sensitivity effects on <u>primary production including intensive primary production.</u></i></li> </ol>
Horticulture New Zealand	245.66	SUB - Subdivision	Policies	SUB-P1 Subdivision	Considers it is important to link to the subdivision outcomes sought for each respective zone and the strategic direction of the Plan.	Retain as notified.
Horticulture New Zealand	245.67	SUB - Subdivision	Policies	SUB-P4 Quality of the environment and amenity	Supports the policy outcome that seeks to avoid, remedies or mitigates adverse effects.	Retain as notified.
Horticulture New Zealand	245.68	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports the approach to avoidance as the priority for managing reverse sensitivity effects. Considers this outcome should relate to all primary production.	Amend <b>SUB-P5 Reverse Sensitivity</b> as follows:  <i>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established <u>primary production including intensive primary production.</u></i>
Horticulture New Zealand	245.69	SUB - Subdivision	Policies	SUB-P9 Residential subdivision	Considers it is important for subdivision at a zone interface to respond in an appropriate manner.  [refer to original submission for full reasons]	Retain as notified.
Horticulture New Zealand	245.70	SUB - Subdivision	Rules	SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2	Supports a Restricted Discretionary Activity status for general subdivision and the matter of discretion that considers effects on existing or permitted adjoining or adjacent land uses.	Retain as notified.
Horticulture New Zealand	245.71	SUB - Subdivision	Standards	General	Considers that building platform requirements provide a mechanism for achieving setbacks, a method to assist in managing reverse sensitivity effects.	Amend <b>Standards</b> of the <b>Subdivision Chapter</b> to add a new standard to require a 30m setback for a building platform from internal boundary in the GRZ and RLZ zones.
Horticulture New Zealand	245.72	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Supports a minimum net site area of 40ha in the General Rural Zone where that is required to support primary production.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.73	CE - Coastal Environment	Introduction	General	Considers the Coastal Environment is an area of primary production and the explanation in the introduction that primary production activities are able to continue is supported.	Retain as notified.
Horticulture New Zealand	245.74	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Supports the recognition that in rural zoned areas, buildings and structures for non-intensive primary production and residential activities may be appropriate depending on their size, scale and nature. There is also a need to recognise that primary production land use is also appropriate in the coastal environment.	Amend <b>CE-P10 Preserving the natural character of the Coastal Environment</b> as follows:  <i>Enable subdivision, use and development outside of areas of coastal high natural character that:</i> <ol style="list-style-type: none"> <li>1. <i>avoids significant adverse effects; and</i></li> <li>2. <i>avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the natural character of the Coastal Environment; while recognising that:</i> <ol style="list-style-type: none"> <li>a. <i>in rural zoned areas, <u>primary production activities</u>, buildings and structures for non-intensive primary production and residential activities may be appropriate depending on their size, scale and nature;</i></li> </ol> </li> </ol> [...]
Horticulture New Zealand	245.75	CE - Coastal Environment	Rules	CE-R1 Amenity planting and horticultural planting	Considers the permitted activity status for horticultural planting is an appropriate resource management response.	Retain as notified.
Horticulture New Zealand	245.76	EW - Earthworks	General	General	The submitter outlines the large range of day-to-day earthwork activities that are integral to productive land use in the rural zone and highlights ECan's role in Farm Plans and an industry standard developed by the submitter to manage erosion and sediment.  [refer to original submission for full reasons]	<u>Seeks an approach to provide for ancillary rural earthworks. There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone.</u>
Horticulture New Zealand	245.77	EW - Earthworks	Objectives	EW-O1 Earthworks activity	Supports a framework that provides for ancillary rural earthworks and the benefits/recognition of rural earthworks in supporting rural activities.	Retain as notified.
Horticulture New Zealand	245.78	EW - Earthworks	Policies	EW-P1 Benefits and necessity	Supports a framework that provides for ancillary rural earthworks and the benefits/recognition of rural earthworks in supporting rural activities.	Retain as notified.
Horticulture New Zealand	245.79	EW - Earthworks	Standards	EW-S1 Areas	Supports unlimited area in GRZ for ancillary rural earthworks	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.80	EW - Earthworks	Standards	EW-S5 Earthworks in proximity of the National Grid [...]	Supports the exclusion for cultivation. There is no policy framework in the PDP to support inclusion of 66kV.	<p>Amend <b>EW-S5</b> as follows:</p> <p><b>EW-R5 Earthworks in proximity of the National Grid <del>and/or a 66kV electricity distribution line</del>, excluding earthworks for:</b></p> <ul style="list-style-type: none"> <li><b>a. a network utility as part of an electricity transmission activity; or</b></li> <li><b>b. agricultural or domestic cultivation; or...</b></li> <li><b>c. the repair, sealing or resealing of a road, footpath, driveway or farm track</b></li> </ul> <p><b>All Zones</b></p> <ol style="list-style-type: none"> <li>1. Any earthworks must not exceed a depth or fill of 300mm within a distance measured 12m from the outer visible edge of any National Grid support structure; or</li> <li>2. Earthworks within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line <del>or within 10 metres of the centre line of a 66kV transmission line must:</del> <ol style="list-style-type: none"> <li>a. be no deeper or higher than 300mm within 6m of a foundation of a transmission line support structure; and</li> <li>b. be no deeper than 3m when: <ul style="list-style-type: none"> <li>i. between 6 and 12 metres from the foundation of a 110kV or a 220kV National Grid transmission line support structure; and</li> <li><del>ii. between 6 and 10 metres from the foundation of a 66kV transmission line support structure; and</del></li> <li>iii. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in NZECP 34:2001, unless the requirements of Clause 2.2.3 of NZECP 34:2001 are met.</li> </ul> </li> </ol> </li> </ol>
Horticulture New Zealand	245.81	FDA - Future Development Area	General	General	The submitter notes that the PDP indicates Future Growth Zones on LUC Classes 1 -3 and the submitter believes such land should be maintained for primary production.	Maintain LUC Classes 1-3 for primary production.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.82	FDA - Future Development Area	Policies	FDA-P4 Development Area Plans	Supports a policy that requires Development Area Plans to provide for a comprehensive, coordinated and efficient development that integration of the area with surrounding areas and the way any conflict between areas is to be managed.	Amend <b>FDA-P4</b> as follows:  <b>FDA-P4 Development Area Plans</b>  <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i>  1.  ...  [...];  7. <i>the integration of the area with surrounding areas and the way any conflict <b>between areas and reverse sensitivity</b> is to be managed;</i>  [...]
Horticulture New Zealand	245.83	FDA - Future Development Area	Policies	FDA-P5 Unanticipated and out of sequence urban development	Supports policy to avoid urban development outside the Future Development Area Overlay and out of sequence development within the Development Area Overlay. Suggests that this should extend to avoiding adverse effects including reserve sensitivity on existing or permitted primary production.  [refer to original submission for full reasons]	Amend <b>FDA-P5</b> as follows:  <b>FDA-P5 Unanticipated and out of sequence urban</b>  <i>Avoid unanticipated urban development outside the Future Development Area Overlay and out of sequence development within the Development Area Overlay unless:</i>  1. ....  2. <i>there is robust evidence that demonstrates that the development contributes to a well-functioning urban environment in that:</i>
						a. ....;  [...]  o. <i>there is compatibility of any proposed land use with adjacent land uses including planned land uses <b>and reverse sensitivity on existing or permitted primary production is avoided</b>;</i>  p. <i>the development avoids areas identified as having significant natural or cultural values, or that is subject to significant natural hazards;</i>  q. <i>the plan change includes a comprehensive Development Area Plan prepared in accordance with FDA-P4;</i>  r. <b><i>Avoids highly productive land;</i></b> and  .....

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.84	FDA - Future Development Area	Policies	FDA-P6 Unanticipated and out of sequence rural lifestyle development	Supports policy to avoid unanticipated and out of sequence lifestyle development. The policy would also be improved by ensuring unanticipated and out of sequence development avoids highly productive land.  [refer to original submission for full reasons]	Amend <b>FDA-P6</b> as follows:  <b>FDA-P6 Unanticipated and out of sequence rural lifestyle development</b>  <i>Avoid unanticipated and out of sequence rural lifestyle development unless:</i>  1. [...].  <i><u>It avoids highly productive land.</u></i>
Horticulture New Zealand	245.85	DEV - Development Areas	General	General	The submitter:  <ul style="list-style-type: none"> <li>• Opposes development in the Brough's Gully Development Area (DEV1) due to on land class 1-3;</li> <li>• Notes the Gleniti Residential Development Area (DEV2) is on Class 3 land;</li> <li>• Notes the Washdyke Industrial Development Area (DEV3) is on LUC 2 - 3 and does capture a rural area potentially horticultural land;</li> <li>• Notes the Temuka North West Residential Development Area (DEV4) is on LUC class 2 land and appears to include some rural properties.</li> </ul> <p>For all areas the submitter wants to ensure adequate reverse sensitivity management is in place such as 30 m setback and provision to ensure primary production can occur.</p>	Amend the PDP to provide adequate reverse sensitivity management, including the use of setbacks and other measures to preserve primary production.  [the submitter has made other related submission points on this matter, particularly related to the use of setbacks]
Horticulture New Zealand	245.86	LIGHT - Light	General	General	The submitter believes the PDP approach to managing light will not enable a safe working environment in rural areas.  [refer to original submission for full reasons]	None specified.  [the submitter has made other related submission points on this matter]
Horticulture New Zealand	245.87	LIGHT - Light	Objectives	LIGHT-O1 Artificial outdoor lighting	Supports an outcome that recognises the benefits of artificial lighting which can be a necessary component of primary production.  (Note related submission that seeks that Rural Lifestyle area is not included in the definition of light sensitive area).	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary																												
Horticulture New Zealand	245.88	LIGHT - Light	Policies	LIGHT-P1 Appropriate artificial outdoor lighting	Considers the policy would be improved by noting the need for appropriate artificial outdoor lighting for primary production and security.	Amend <b>LIGHT-P1</b> as follows:  <b>LIGHT-P1 Appropriate artificial outdoor lighting</b>  Provide for lighting appropriate to its environment that:  1. provides for the safe and efficient use of the outdoors for a range of activities, including for night-time working, <u>primary production, security</u> recreation and entertainment activities; and  [...]																												
Horticulture New Zealand	245.89	LIGHT - Light	Standards	Table 22 - Horizontal and vertical illuminance levels	The lux values are reduced below current provisions and do not take into account the need for light for health and safety for primary production activities, including in the Rural Lifestyle Zone. Changes are sought to better reflect these activities.	Amend <b>Table 22 - Horizontal and vertical illuminance levels</b> as follows:  <table border="1" data-bbox="1665 911 2754 1890"> <thead> <tr> <th colspan="4">Zones and Areas</th> </tr> </thead> <tbody> <tr> <td></td> <td>General Rural Zone;</td> <td></td> <td>Town Centre Zone;</td> </tr> <tr> <td><u>Rural Lifestyle Zone;</u></td> <td>Settlement Zone;</td> <td>General Residential Zone;</td> <td>Local Centre Zone;</td> </tr> <tr> <td>Natural Open Space Zone;</td> <td>Open Space Zone;</td> <td>Medium Density Residential Zone;</td> <td>Large Format Retail Zone;</td> </tr> <tr> <td>Light Sensitive Areas</td> <td>Māori Purpose Zone; <u>Rural Lifestyle Zone</u></td> <td>Neighbourhood Centre Zone</td> <td>City Centre Zone;</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Sports and Active Recreation Zone;</td> </tr> <tr> <td></td> <td></td> <td></td> <td>General industrial Zone</td> </tr> </tbody> </table>	Zones and Areas					General Rural Zone;		Town Centre Zone;	<u>Rural Lifestyle Zone;</u>	Settlement Zone;	General Residential Zone;	Local Centre Zone;	Natural Open Space Zone;	Open Space Zone;	Medium Density Residential Zone;	Large Format Retail Zone;	Light Sensitive Areas	Māori Purpose Zone; <u>Rural Lifestyle Zone</u>	Neighbourhood Centre Zone	City Centre Zone;				Sports and Active Recreation Zone;				General industrial Zone
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			Sports and Active Recreation Zone;																															
			General industrial Zone																															



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary				
						Horizontal and vertical illuminance above the background level at a site boundary  Times: 7am - 10pm	2 lux	<del>5</del> <u>10</u> lux	10 lux	25 lux
						Horizontal and vertical illuminance above the background level at a site boundary Times: 10pm - 7am	0.5 lux	<del>±</del> <u>5</u> lux	2 lux	5 lux
						Vertical illuminance at a window of an adjoining property in a residential zone  Times: 7am - 10pm	1 lux	<del>±</del> <u>10</u> lux	5 lux	15 lux
						Vertical illuminance at a window of an adjoining property in a residential zone Times: 10pm - 7am	0 lux	<del>±</del> <u>5</u> lux	2 lux	3 lux

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.90	NOISE - Noise	General	General	<p>The submitter highlights that rural environments are working rural production areas and should not be portrayed as quiet. Noise does occur in those areas, sometimes on an intermittent basis. Ensuring adequate setbacks of dwellings from horticultural properties is an important part of minimising the potential for reverse sensitivity complaints. The submitter highlights a range of matters relating to noise standards <u>such as the use of frost fans and audible bird scaring devices</u>. These include exemptions, higher noise thresholds and standards than urban areas, less restrictive daytime noise controls.</p> <p>[refer to original submission for full reasons]</p>	<p>Reconsider the approach within the GRUZ and NOISE provisions to better reflect the working rural production nature of rural areas.</p> <p>[the submitter has made other related submission points on this matter]</p>
Horticulture New Zealand	245.91	NOISE - Noise	Objectives	NOISE-O1 Activities that generate noise	Recognising that some activities generate noise effects which vary according to zones is supported.	Retain as notified.
Horticulture New Zealand	245.92	NOISE - Noise	Objectives	NOISE-O2 Reverse sensitivity	Supports an objective for reverse sensitivity, but it should not be limited to the activities stated in the objective.	<p>Amend <b>NOISE-O2 Reverse sensitivity</b> as follows:</p> <p><i>The Airport, Raceway, State Highway, railway lines and the Port and activities located within commercial, mixed use and Industrial zones <u>or primary production activities in the rural zones</u> are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i></p>
Horticulture New Zealand	245.93	NOISE - Noise	Rules	NOISE-R5 Noise from bird scaring devices	<p>Supports a permitted activity for audible bird scaring devices and an RDA where the standards cannot be met. However, a peak measure is not the most appropriate measure instead. 65dBSEL should be used. PER-3 is not effects based. The limitations of 7am- 8pm do not recognise that bird activity occurs from before sunrise to just after sunset. Therefore the times do not provide for adequate protection of crops.</p> <p>[refer to original submission for full reasons]</p>	<p>Amend <b>NOISE-R5 Noise from bird scaring devices</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>NOISE-S1 is complied with; and</i></p> <p><b>PER-2</b></p> <p><i>Noise from any bird scaring device either:</i></p> <p><i>1.—must not exceed a 70dBC peak or un-weighted level measured within the notional boundary of any noise sensitive activity on any adjoining site under different ownership, and the device must not be used at a frequency of more than 12 times per hour; or</i></p> <p><i>2.—must not exceed an 85dBC peak or un-weighted level within the notional boundary of any adjoining noise sensitive activity on any site under different ownership, and the device must not be used at a frequency of more than 6 times per hour;</i></p> <p><u>Noise from any bird scaring device must not exceed 65dB at any point within the notional boundary of any habitable room on another site in the Rural Zone or at any point within a Residential Zone (excluding any dwelling/s located on the same site as the device is being</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><u>operated), unless the adjacent landowner has provided written approval to the activity and a copy has been provided to the Council.</u></p> <p><b>PER-3</b></p> <p><u>Bird scaring devices must be oriented with the direction of fire facing away from any noise-sensitive activity on any adjoining site under different ownership; and</u></p> <p><u>Discrete sound events of a bird scaring device including shots or audible sound must not exceed 3 events within a 1-minute period and must be limited to a total of 12 individual events per hour.</u></p> <p><b>PER-4</b></p> <p><u>Bird scaring devices must only be used between <math>\frac{1}{2}</math> hour before sunrise and <math>\frac{1}{2}</math> hour after sunset. 7am and 8pm on any calendar day.</u></p> <p><b>Activity status when compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the level, hours of operation, duration and character of the noise; and</li> <li>2. proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</li> <li>3. the existing noise environment; and</li> <li>4. effects on amenity values and anticipated character of the receiving environment; and</li> <li>5. effects on health and well-being of people; and</li> <li>6. any noise reduction measures; and</li> <li>7. the practicality of mitigating noise.</li> </ol> <p><del>Activity status when compliance not achieved with PER-1: Non-complying</del></p>
Horticulture New Zealand	245.94	NOISE - Noise	Policies	New	Seeks specific inclusion of a policy that provides for noise from primary production activities to ensure that there is recognition and awareness of the noise environment of the rural area.	<p>Add new Policy to the <b>NOISE Chapter</b> as follows:</p> <p><b><u>NOISE-PX</u></b></p> <p><u>To recognise that noise associated with primary production activities is appropriate for the working nature of the rural environment by exempting it from the noise limits. The operation of noisy equipment (in particular rural airstrips, audible bird scaring devices and frost fans) is provided for subject to appropriate controls.</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.95	NOISE - Noise	Policies	NOISE-P1 Maintenance of zone character and qualities	<p>Supports the enabling of noise generation but it should be where it is consistent with the nature of the zone - not that it is appropriate.</p> <p>The sensitivity of the environment is reflected in the character of the zone.</p>	<p>Amend <b>NOISE-P1 Maintenance of zone character and qualities</b> as follows:</p> <p><del>Enable the generation of noise when it is of a type, character and level that is appropriate, having regard to:</del></p> <p><del>Enable the generation of noise that is consistent with the purpose, character and qualities of the zone that the activity is located in, having regard to:</del></p> <ol style="list-style-type: none"> <li><del>1. the purpose, character and qualities of the zone that the activity is located in;</del></li> <li><del>2. 1. the nature, scale, frequency and duration of the noise generating activity;</del></li> <li><del>3. 2. methods of mitigation; and</del></li> <li><del>4. the sensitivity of the surrounding environment.</del></li> </ol>
Horticulture New Zealand	245.96	NOISE - Noise	Policies	NOISE-P5 Reverse sensitivity	<p>Considers that reverse sensitivity isn't limited to 'higher noise environments' as defined in the policy. Reverse sensitivity from noise sensitive activities occurs in the rural zones and needs to be provided for.</p>	<p>Amend <b>NOISE-P5 Reverse sensitivity</b> as follows:</p> <p>Require noise sensitive activities <del>located in higher noise environments</del> 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:</p> <ol style="list-style-type: none"> <li>1. the type of noise generating activity; and</li> <li>2. other noise sources in the area; and</li> <li>3. the nature and occupancy of the noise sensitive activity; and</li> <li>4. mitigation measures, including acoustic insulation, screening and topography.</li> </ol> <p><del>For the purpose of this Policy, higher noise environments include:</del></p> <ol style="list-style-type: none"> <li><del>1. Commercial and Mixed Use Zones; and</del></li> <li><del>2. 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</del></li> <li><del>3. Locations in close proximity to a State Highway or the railway line.</del></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.97	NOISE - Noise	Rules	New	Residential activity within 300m of a frost fan can lead to reverse sensitivity effects. Best practice is that any new residential activity locating adjacent to a frost fan should have to provide acoustic insulation to avoid adverse effects, including reverse sensitivity effects. A rule is sought to provide for this. Alternatively Residential activity within 300m of a frost fan could be added to NOISE-R9 and NOISE-S3 Acoustic insulation.	<p>Add a new rule to the <b>NOISE Chapter</b> as follows:</p> <p><b><u>NOISE-RX Residential activity within 300m of a frost fan</u></b></p> <p><b><u>Rural zones</u></b></p> <p><b><u>Activity status: PER</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>Any new residential activity locating within 300m of an existing frost fan on a separate site in different ownership must be designed and constructed to ensure that the noise level inside any bedroom will not exceed 30dB LAeq when windows are closed and frost fans are operating. Written certification of such compliance from an appropriately qualified and experienced acoustic engineer shall be submitted with the building consent application for the residential activity.</u></b></p> <p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. Ability to meet internal noise standard</u></b></li> <li><b><u>2. Potential reverse sensitivity effects</u></b></li> <li><b><u>3. Mitigation methods.</u></b></li> </ol>
Horticulture New Zealand	245.98	NOISE - Noise	Rules	New	Notes there is no rule for frost fans in the Plan. There is increasing potential for frost fans to be used on orchards and a specific rule will ensure that the effects are appropriately managed. The rule that is sought has been developed based on case law and best practice for frost fans.	<p>Add a new rule to the <b>NOISE Chapter</b> as follows:</p> <p><b><u>NOISE-RX Operation of frost fan</u></b></p> <p><b><u>Rural zones</u></b></p> <p><b><u>Activity status: PER</u></b></p> <p><b><u>Where:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. Noise from the frost fan shall not exceed 55dB LAeq (15mins) when measured at or within the notional boundary of any existing residential activity on a site in different ownership or at the boundary of any non-rural zone. No adjustment for special audible characteristics shall be applied to measured or calculated noise levels</u></b></li> <li><b><u>2. Frost fans must not be located within 300m of a residential activity on a separate site in different ownership or a zone boundary</u></b></li> <li><b><u>3. Frost fans are used for protection of crops from frost from bud break to harvest</u></b></li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary			
						<p><u>4. Frost fans are only operated when the air at canopy height is 2°C or less</u></p> <p><u>5. Operation for maintenance shall only take place between 8am and 6pm Monday to Friday except in urgent unforeseen situations.</u></p> <p><u>6. Evidence of installation of a frost fan meeting this standard shall be provided to Council including certification from an appropriately qualified and experienced acoustic engineer that the noise limits in 1) are met and providing the location of the frost fan.</u></p> <p><u>7. Records shall be kept stating the date, temperature, times and length of use of each frost fan and made available to Council on request. Records may include telemetry records</u></p> <p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>1. Operational requirements of frost control fans; Horticulture New Zealand Submission on Proposed Timaru DP - September 2022 53 Provision Amend /Support/ Oppose Reason Decision sought</u></p> <p><u>2. Proximity to a residential area or dwelling including the visual effects;</u></p> <p><u>3. Cumulative effects</u></p> <p><u>4. Noise mitigation measures;</u></p> <p><u>5. Generation of noise with special audible characteristics;</u></p> <p><u>6. Frequency and duration of operation</u></p> <p><u>7. Location, orientation</u></p> <p><u>8. Monitoring and reporting.</u></p>			
Horticulture New Zealand	245.99	NOISE - Noise	Rules	NOISE-R1 Activities generating noise not otherwise specified in the Rules section	Considers the rule provides for a number of exclusions which are supported. Providing for normal seasonal horticultural activities is supported. Providing for use of airstrips and helicopter landing areas for activities in the rural zone is supported but changes are sought to GRUZ-R14.	Retain <b>NOISE-R1</b> subject to relief sought on GRUZ-R14.			
Horticulture New Zealand	245.100	NOISE - Noise	Standards	Table 24 - Noise performance standards	Considers that as there are different activities in the different zones, the table should be amended. The Rural zone should reflect the nature of rural production activities.	Amend <b>Table 24 - Noise performance standards</b> as follows: <table border="1" data-bbox="1923 1837 2706 1957"> <tr> <td>1.</td> <td>7.00am - 7.00pm</td> <td>50 dB LAeq (15 min)</td> </tr> </table>	1.	7.00am - 7.00pm	50 dB LAeq (15 min)
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Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary		
						<p>a. Within the notional boundary of a building used for a noise sensitive activity in the following zones:</p> <ul style="list-style-type: none"> <li>i. <del>General Rural Zone</del></li> <li>ii. Rural Lifestyle Zone</li> <li>iii. Settlement Zone</li> <li>iv. Natural Open Space Zone</li> <li>v. Open Space Zone</li> <li>vi. Sport and Active Recreation Zone</li> <li>vii. Māori Purpose Zone; and</li> </ul> <p>b. Within any part of a site in the General Residential Zone</p>	<p>7.00pm - 10.00pm</p>	<p>45 dB LAeq (15 min)</p>
						<p>10.00pm - 7.00am</p>	<p>40 dB LAeq (15 min) 70 dB LAFmax</p>	
						<p><u>Within any part of a site in the General Rural Zone</u></p>	<p><u>7.00pm - 10.00pm</u> <u>10.00pm - 7.00am</u></p>	<p><u>55dB LAeq (15 mins)</u> <u>45dB LAeq (15 mins) and 70dB LAFmax</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary																										
Horticulture New Zealand	245.10 1	NOISE - Noise	Standards	Table 24 - Noise performance standards	Considers that q 55dBLAeq is appropriate for the General Rural Zone to reflect the nature of the receiving environment, which is different to the Residential Zone.	<p>Amend <b>Table 24 - Noise performance standards</b> as follows:</p> <table border="1"> <thead> <tr> <th>Receiving zone and assessment location</th> <th>Time period</th> <th>Noise limit</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1.    a. <i>Within the notional boundary of a building used for a noise sensitive activity in the following zones</i></td> <td>7.00am - 7.00pm</td> <td>50 dB LAeq (15 min)</td> </tr> <tr> <td>7.00pm - 10.00pm</td> <td>45 d LAeq (15 min)</td> </tr> <tr> <td rowspan="4"> <ul style="list-style-type: none"> <li><del>i.</del> <del>General Rural Zone</del></li> <li>ii. Rural Lifestyle Zone</li> <li>iii. Settlement Zone</li> <li><del>iv.</del> Natural Open Space Zone</li> <li>v. Open Space Zone</li> <li>vi. Sport and Active Recreation Zone</li> <li>vii. Māori Purpose Zone; and</li> </ul> </td> <td rowspan="4">10.00pm - 7.00am</td> <td>40 dB LAeq (15 min)</td> </tr> <tr> <td>70 dB LAFmax</td> </tr> <tr> <td rowspan="2">b. <i>Within any part of a site in the General Residential Zone.</i></td> <td></td> </tr> <tr> <td></td> </tr> <tr> <td rowspan="3">2.    i <i>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 and the Main South Railway Line.</i></td> <td>7.00am - 7.00pm</td> <td>55 dB LAeq (15 min)</td> </tr> <tr> <td>7.00pm - 10.00pm</td> <td>50 dB LAeq (15 min)</td> </tr> <tr> <td>10.00pm - 7.00am</td> <td>45 dB LAeq (15 min) 75 dB LAFmax</td> </tr> <tr> <td colspan="2"></td> <td>ii <i>Within the national boundary of a building used for a noise sensitive activity in the General Rural Zone.</i></td> <td></td> </tr> </tbody> </table>	Receiving zone and assessment location	Time period	Noise limit	1.  a. <i>Within the notional boundary of a building used for a noise sensitive activity in the following zones</i>	7.00am - 7.00pm	50 dB LAeq (15 min)	7.00pm - 10.00pm	45 d LAeq (15 min)	<ul style="list-style-type: none"> <li><del>i.</del> <del>General Rural Zone</del></li> <li>ii. Rural Lifestyle Zone</li> <li>iii. Settlement Zone</li> <li><del>iv.</del> Natural Open Space Zone</li> <li>v. Open Space Zone</li> <li>vi. Sport and Active Recreation Zone</li> <li>vii. Māori Purpose Zone; and</li> </ul>	10.00pm - 7.00am	40 dB LAeq (15 min)	70 dB LAFmax	b. <i>Within any part of a site in the General Residential Zone.</i>			2.  i <i>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 and the Main South Railway Line.</i>	7.00am - 7.00pm	55 dB LAeq (15 min)	7.00pm - 10.00pm	50 dB LAeq (15 min)	10.00pm - 7.00am	45 dB LAeq (15 min) 75 dB LAFmax			ii <i>Within the national boundary of a building used for a noise sensitive activity in the General Rural Zone.</i>	
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Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.10 2	GRUZ - General Rural Zone	Introduction	General	Supports the introduction and references to the GRUZ is characterised by a wide range of primary production activities and specific recognition of the importance of the land resource in providing for the essential health needs of people and communities through food production. This aligns with s5(2) of the RMA and gives effects to the NPS-HPL 2022.	Retain <b>Introduction</b> as notified.
Horticulture New Zealand	245.10 3	GRUZ - General Rural Zone	General	General	The submitter outlines the difference between seasonal worker accommodation which is temporary and often communal living arrangements, being quite distinct from permanent worker accommodation which might support a full time employee and their family. Considers that the district plan will provide a planning framework for the community for at least the next decade and the submitter is supportive of the inclusion of a definition for seasonal workers accommodation. It is noted that several district plans have taken the approach of providing for such facilities based on a concept of shared kitchen and ablution facilities and separate sleeping quarters. This type of facility is cost efficient and adequately provides for seasonal accommodation.	None specified.
Horticulture New Zealand	245.10 4	GRUZ - General Rural Zone	Objectives	GRUZ-O1 Purpose of the General Rural Zone	Supports this key objective and the outcomes sought for the GRUZ. Support the objective package that provides linkages to the strategic directions.	Retain as notified.
Horticulture New Zealand	245.10 5	GRUZ - General Rural Zone	Objectives	GRUZ-O2 Character and qualities of the General Rural Zone	Considers the objective would be improved by identifying that the character and amenity of the GRUZ also reflects the primary production nature of the environment.  [refer to original submission for full reasons]	Amend <b>GRUZ-O2 Character and qualities of the General Rural Zone</b> as follows:  <i>The character and qualities of the General Rural Zone comprise:</i>  <b>1. <u>Rural character and amenity consistent with primary production.</u></b>  <del><b>2.</b></del> <b>2. large allotments with large areas of open space; and</b>  <del><b>3.</b></del> <b>3. a working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</b>  <del><b>4.</b></del> <b>4. higher levels of Diverse amenity values immediately around sensitive activities and zone boundaries; and</b>  <del><b>5.</b></del> <b>5. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</b>
Horticulture New Zealand	245.10 6	GRUZ - General Rural Zone	Objectives	GRUZ-O3 Protecting primary production	Supports a clear objective seeking to ensure that the land resource of the General Rural Zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities. Primary production activities rely on a range of rural resources for producing food. The land resource	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					itself is important not just where in-situ soil is utilised but also in the context of providing for greenhouse activity and ancillary activities (e.g. post-harvest facilities).	
Horticulture New Zealand	245.10 7	GRUZ - General Rural Zone	Objectives	GRUZ-O4 Protecting sensitive activities and sensitive zones	Notes that the reference to 'intensive activities' is not defined. Sensitive activities locating in rural zones should recognise that they are locating in a working rural production environment so 'protecting' their amenity is inappropriate. It is unclear what 'land close to' Residential, Rural settlement, Māori Purpose and Open space zones would be. Management of the boundary interface should be through the use of setbacks.	<p>1. Delete <b>GRUZ-O4</b>;</p> <p>OR</p> <p>2. Adverse effects of intensive primary production, mining and quarrying on sensitive activities are management through setbacks</p> <p>OR</p> <p>3. Amend <b>GRUZ-O4</b> as follows:</p> <p><b>GRUZ-O4 Protecting sensitive activities and sensitive zones</b></p> <p><i>Intensive primary production, mining, quarrying and other intensive activities generates no or minimal adverse effects on:</i></p> <p><i>1. sensitive activities; and</i></p> <p><i>2. land close to Residential, Rural settlement, Māori Purpose and Open space zones.</i></p> <p><i>Sensitive activities locating in the General Rural Zone anticipate effects that are generated by primary production activities and the boundary of the rural zones are managed through setbacks.</i></p>
Horticulture New Zealand	245.10 8	GRUZ - General Rural Zone	Policies	GRUZ-P1 Primary production activities	Supports the direction of the policy and the 'enable' focus for primary production activities.	<p>Amend <b>GRUZ-P1 Primary production activities</b> as follows:</p> <p><i>Enable a range of primary production activities, where they:</i></p> <ol style="list-style-type: none"> <li><i>1. allow for the ongoing productive use of land for present and future generations; or</i></li> <li><i>2. maintain the character and qualities of the General Rural Zone; and</i></li> <li><i>3. meet the standards and requirements to <del>minimise</del> avoid, remedy or mitigate adverse effects on sensitive activities and the environment,</i></li> </ol> <p><i>4. enabling a range of compatible activities that support primary production activities, including ancillary activities, and agricultural aviation.</i></p>
Horticulture New Zealand	245.10 9	GRUZ - General Rural Zone	Policies	GRUZ-P2 Character and qualities of the General Rural Zone	Supports a clear policy setting out how the character and qualities of the GRUZ are to be maintained. Setbacks are an important tool to managing reverse sensitivity and avoiding conflict.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.11 0	GRUZ - General Rural Zone	Policies	GRUZ-P5 Protecting primary production	Supports a clear policy seeking to ensure that primary production is protected from sensitive activities. Particularly support the 'avoidance' directive.	Retain as notified.
Horticulture New Zealand	245.11 1	GRUZ - General Rural Zone	Policies	GRUZ-P7 Industrial activities, rural industries and other activities	Supports specific provision for post-harvest facilities and rural industry as this is consistent with the intent of the National Planning Standards Zone Framework for the rural production zone.  It is important that there is clear policy direction to ensure that non-rural activities with no direct relationship with primary production do not locate in the GRUZ unless there is a clear functional or operational need.  [refer to original submission for full reasons]	Retain as notified.
Horticulture New Zealand	245.11 2	GRUZ - General Rural Zone	Policies	GRUZ-P9 Workers accommodation	Supports a policy and rule framework for workers and seasonal workers accommodation, both of which provide for activities essential to primary production. Where the minimum parent lot area requirements are not met it is appropriate to provide a consenting pathway to consider individual cases.	Retain as notified.
Horticulture New Zealand	245.11 3	GRUZ - General Rural Zone	Rules	GRUZ-R1 Primary production and intensive primary production, not otherwise listed in this chapter	Support a permitted activity status for primary production and intensive primary production as an appropriate resource management response for the GRUZ and the objective and policy framework that supports this method.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.11 4	GRUZ - General Rural Zone	Rules	GRUZ-R11 Recreation activities	The submitter considers that Recreation activities are sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	<p>Amend <b>GRUZ-R11</b> as follows:</p> <p><b>GRUZ-R11 Recreation activities</b></p> <p><b>Activity status:</b> <del>Permitted</del> <b>Restricted Discretionary</b></p> <p><b>Where</b></p> <p><b>PER-1</b></p> <p><i>The activity is not operated as a commercial activity; and</i></p> <p><b>PER-2</b></p> <p><i>Any organised sports comply with GRUZ-S4, 'sensitive activity' in this standard should be read as 'organised sports'; and</i></p> <p><b>Note:</b> <i>any associated building and structure must be constructed in accordance with GRUZ-R13.</i></p>
						<p><b><u>Matters of discretion are restricted to:</u></b></p> <p><b><u>1. XXXXXX [insert matters of description]</u></b></p> <p><b>Activity status where compliance not achieved with: Discretionary</b></p>
Horticulture New Zealand	245.11 5	GRUZ - General Rural Zone	Rules	GRUZ-R12 Rural produce retail	Supports that rural produce stalls are an anticipated activity in the rural environment, these support a number of well beings and can be managed to avoid or mitigate adverse effects.	Retain as notified.
Horticulture New Zealand	245.11 6	GRUZ - General Rural Zone	Rules	GRUZ-R13 Buildings and structures not listed in GRUZ-R17 or GRUZ-R18	Support a permitted activity status of buildings and structures associated with or ancillary to primary production.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.117	GRUZ - General Rural Zone	Rules	GRUZ-R14 Use of airstrips and helicopter landing sites	Considers the use of aircraft for primary production should be provided as a permitted activity. There is no justification in the s32 Report for the proposed setbacks and time limits and would sterilise use of rural production land.	<p>Amend <b>GRUZ-R14</b> as follows:</p> <p><b><i>GRUZ-R14 Use of airstrips and helicopter landing sites</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 flights are for emergency purposes such as medical evacuations, search and rescue, firefighting or civil defence; or</i></p> <p><b><i>PER-2</i></b></p> <p><i>The use is for primary production including spraying, stock management, fertiliser application or frost protection <del>for:</del></i></p> <p><del><i>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:</i></del></p> <p><del><i>a.—any Residential zone; and</i></del></p> <p><del><i>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</i></del></p> <p><del><i>2.—the airstrip or helicopter landing site is setback greater than 1,000m from:</i></del></p> <p><del><i>a.—any Residential zone; and</i></del></p> <p><del><i>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</i></del></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.118	GRUZ - General Rural Zone	Rules	GRUZ-R15 Shelterbelts	Opposes the recession plane regulation when lots in the rural zone should be large enough (as supported by the subdivision regime) to provide sufficient setback such that daylight rules are not required. The regulation would affect existing established shelterbelts in place as part of primary production.	<p>Amend <b>GRUZ-R15 Shelterbelts</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 height of any trees located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and</i></p> <p><b>PER-2</b></p> <p><i>Trees are not in such a position that they cause icing of a road as a result of shading the road between 10 am and 2 pm on the shortest day.</i></p> <p><b>Activity status where compliance not achieved:</b></p> <p><b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. height and setback of trees from property boundaries and roads; and</li> <li>2. <i>shading of houses; and</i></li> <li>3. <i>shading of roads; and</i></li> <li>4. <i>traffic safety; and</i></li> <li>5. <i>tree species.</i></li> </ol>
Horticulture New Zealand	245.119	GRUZ - General Rural Zone	Rules	GRUZ-R17 Crop support structures	Supports a permitted activity with appropriate standards for a necessary element of primary production.	Retain as notified.
Horticulture New Zealand	245.120	GRUZ - General Rural Zone	Rules	GRUZ-R18 Artificial crop protection structures	<p>Considers a permitted activity rule with appropriate standards for a necessary element of primary production is supported. But considers the proposed the rule is unworkable and unnecessarily restrictive.</p> <p>The effect of concern that would require dark green or black cloth is used for all vertical faces is not clear nor are the setbacks proposed or structural length control.</p>	<p>Amend <b>GRUZ-R18</b> as follows:</p> <p><b>GRUZ-R18 Artificial crop protection structures</b></p> <p><b>Activity status: Permitted</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					Artificial crop protection structures are required to enable primary production and achieve the objectives and policy outcomes sought.	
					[refer to original submission for full reasons]	<p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The structure(s) are open at the side; or</p> <p><b>PER-2</b></p> <p>Dark green or black cloth is used for <del>all</del> vertical faces <u>when within 10m of a road or existing residential unit</u>; and</p> <p><b>PER-3</b></p> <p>The structure meets the following setback:</p> <p><u>1.—For structure(s) less than 4m high, the structure(s) are setback a distance of:</u></p> <p style="padding-left: 40px;"><u>a.—10m from road boundaries;</u></p> <p style="padding-left: 40px;"><u>b.—20m from road boundaries that are a national, regional or district arterial road;</u></p> <p style="padding-left: 40px;"><u>c.—15m from a non-road boundary of a site in different ownership; and</u></p> <p><u>2.—For structure(s) greater than 4m in height, then the horizontal setback distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height; and</u></p> <p><u>For structure(s) less than 6m high, the structure(s) are setback a distance of: 3m from the boundary</u></p> <p><b>PER-4</b></p> <p>The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).</p> <p>[...]</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.12 1	GRUZ - General Rural Zone	Rules	GRUZ-R19 Seasonal workers accommodation	Supports a policy and rule framework for permanent workers and seasonal workers accommodation. But considers where the minimum parent lot area requirements too large and when this is not met it is appropriate to provide a consenting pathway to consider individual cases. However, most orchards are less than 40ha and the permitted activity pathway would not be available. Furthermore, as provided for in PER-4, work is often on surrounding sites and the relationship to a 40ha parent lot site redundant.  [refer to original submission for full reasons]	Amend <b>GRUZ-R19 Seasonal workers accommodation</b> as follows:  <b>Activity status: Permitted</b>  <b>Where:</b> <b>PER-1</b>  It is located on a site larger than <del>40</del> <u>10</u> hectares unless the site:  <del>1. — was created before the 22 September 2022; and</del>  <del>2. — does not contain an existing household unit; and</del>  <del>3. — is located on a site larger than 20ha; and</del>  <b>PER-2</b>  The site or buildings are occupied for a period not exceeding 180 days per year (occupancy records must be kept by the owner and made available to Timaru District Council upon request); and  [...]



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.12 2	GRUZ - General Rural Zone	Rules	GRUZ-R20 Permanent workers accommodation	<p>Supports a policy and rule framework for permanent workers and seasonal workers accommodation, both of which provide for activities essential to primary production.</p> <p>Considers where the minimum parent lot area requirements too large and when this is not met it is appropriate to provide a consenting pathway to consider individual cases.</p> <p>The 8 hectare threshold is a prohibitive regulation and does not reflect how these activities are provided for in a primary production setting.</p> <p>[refer to original submission for full reasons]</p>	<p>Amend <b>GRUZ-R20 Permanent workers accommodation</b> as follows:</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>It is located on a <u>site</u> larger than <del>80</del> <u>10</u> hectares; and</p> <p><b>PER-2</b></p> <p>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</p> <p><b>PER-3</b></p> <p>It is located on the same site where the permanent full worker is employed.</p> <p><b>Note:</b> any associated building and structure must be constructed in accordance with GRUZ-R13.</p> <p>[...]</p>
Horticulture New Zealand	245.12 3	GRUZ - General Rural Zone	Rules	GRUZ-R29 New Industrial activities not listed in GRUZ-21	Considers a non-complying activity status for new industry is an appropriate resource management response for these out of zone activities.	Retain as notified.
Horticulture New Zealand	245.12 4	GRUZ - General Rural Zone	Rules	GRUZ-R4 Residential units, excluding seasonal workers accommodation and permanent workers accommodation	Support the rule framework for residential units including the minimum site size of 40ha and minor dwelling control.	Retain as notified.
				workers accommodation		

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.12 5	GRUZ - General Rural Zone	Rules	GRUZ-R7 Educational facilities	The submitter considers that Educational Facilities are sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	<p>Amend <b>GRUZ-R7 Educational facilities</b> as follows:</p> <p><b>Activity status:</b> <del>Permitted</del> <b>Restricted Discretionary</b></p> <p><b>Where</b></p> <p><b>PER-1</b></p> <p><i>The activity is undertaken within, and ancillary to the use of, an existing principal residential unit; and</i></p> <p><b>PER-2</b></p> <p><i>The education facility is for a childcare service, or home schooling; and</i></p> <p><b>PER-3</b></p> <p><i>The maximum number of children attending at any one time is six, excluding any children who live there.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>1. XXXXXX [insert matters of description]</u></p> <p><b>Activity status where compliance not achieved with: Discretionary</b></p>
Horticulture New Zealand	245.12 6	GRUZ - General Rural Zone	Rules	GRUZ-R8 Supported residential care activity	The submitter considers that Supported residential care activity is sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	<p>Amend activity status of <b>GRUZ-R8</b> from Permitted to Restricted Discretionary. as follows:</p> <p><b>GRUZ-R8 Supported residential care activity</b></p> <p><b>Activity status:</b> <del>Permitted</del> <b>Restricted Discretionary</b></p> <p><b>Where</b></p> <p><b>PER-1</b></p> <p><i>The supported residential care activity is within, and ancillary to the use of, an existing principal residential unit; and</i></p> <p><b>PER-2</b></p> <p><i>The maximum occupancy does not exceed six residents, not including any staff.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>1. XXXXXX [insert matters of description]</u></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.12 7	GRUZ - General Rural Zone	Rules	GRUZ-R9 Residential visitor accommodation	Residential visitor accommodation is sensitive to the effects of primary production and necessitate controls to avoid compromising food production activity.	Amend GRUZ-R9 Residential visitor accommodation as follows:  <i>Activity status: <del>Permitted</del> <u>Restricted Discretionary</u></i>  <i><u>Matters of discretion are restricted to:</u></i>  <i><u>1. XXXXXX [insert matters of description]</u></i>
Horticulture New Zealand	245.12 8	GRUZ - General Rural Zone	Rules	GRUZ-S2 Height in relation to boundary	While an activity and effects that can be managed through setbacks, the intended outcome is supported.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Horticulture New Zealand	245.129	GRUZ - General Rural Zone	Rules	GRUZ-S3 Boundary setbacks for buildings and structures	Boundary setbacks for buildings and structures are supported where residential units are recognised as sensitive activities and exclusions for necessary primary production structures provided.	Retain as notified.
Horticulture New Zealand	245.130	GRUZ - General Rural Zone	Rules	GRUZ-S4 Setbacks for sensitive activities		Amend <b>GRUZ-S4 Setbacks</b> for sensitive activities as follows: [...] 2. No new building for a sensitive activity may be erected within 20m from any other site boundary in a different ownership where a primary production activity is being conducted, <del>unless the site existed prior to 22 September 2022, in which case a 10m setback applies</del> ; No new building for a sensitive activity may be erected within 20m of an existing shelter belt. [...]
New Zealand Pork Industry Board	247.1	General	General	General	The submitter is concerned that the NPS HPL provides Councils with direction that piggeries and other Intensive Indoor Primary Production should be prevented from establishing on Highly Productive Land. The submitter outlines reasons why this has not been well considered and is not appropriate.  [refer to original submission for full reasons]	None specified.  [note more detailed submission points on provisions in the rural environment]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary									
New Zealand Pork Industry Board	247.2	Definitions	Definitions	Primary Production	Considers that the plan interpretation and administration would be improved through the addition of a nesting table in the definition.	Amend the definition of <b>Primary production</b> to include the following 'nesting' table: <table border="1" data-bbox="1668 373 2436 646"> <tr> <td><u>Primary Production</u></td> <td><u>Intensive Primary Production</u></td> <td><u>Intensive Indoor Primary Production</u></td> </tr> <tr> <td></td> <td></td> <td><u>Intensive Outdoor Primary Production (Pig Farming)</u></td> </tr> <tr> <td></td> <td><u>Extensive Pig Farming</u></td> <td></td> </tr> </table>	<u>Primary Production</u>	<u>Intensive Primary Production</u>	<u>Intensive Indoor Primary Production</u>			<u>Intensive Outdoor Primary Production (Pig Farming)</u>		<u>Extensive Pig Farming</u>	
<u>Primary Production</u>	<u>Intensive Primary Production</u>	<u>Intensive Indoor Primary Production</u>													
		<u>Intensive Outdoor Primary Production (Pig Farming)</u>													
	<u>Extensive Pig Farming</u>														
New Zealand Pork Industry Board	247.3	Definitions	Definitions	New	Considers that Mobile Pig Shelters (being partially or fully roofed) would fall within the NPS definition of building and structure. The plan should provide relief from the rules for buildings and structures as they might apply to mobile pig shelters.	Add a new definition of <b>Ancillary buildings and structures (Primary Production)</b> for ancillary buildings and structures that support and are subsidiary to a primary production use. Mobile pig shelters to be included in this definition.									
New Zealand Pork Industry Board	247.4	Definitions	Definitions	Ancillary Rural Earthworks	The submitter supports the wording of this definition that includes the provision for the burying of infected material for biosecurity reasons.	Retain as notified.									
New Zealand Pork Industry Board	247.5	Definitions	Definitions	Intensive indoor primary production	The submitter supports the clarity the inclusion of the national planning standard definition brings.	Retain as notified.									
New Zealand Pork Industry Board	247.6	Definitions	Definitions	Intensive outdoor primary production	The submitter supports the clarity the inclusion of this definition brings.	Retain as notified.									
New Zealand Pork Industry Board	247.7	Definitions	Definitions	Extensive pig farming	The submitter the supports clarity the inclusion of this definition brings.	Retain as notified.									

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.8	Definitions	Definitions	Sensitive activity	Opposes the definition of sensitive activity which does not cover other activities some of which are proposed to be permitted in the rural zones and are equally sensitive to the effects of primary production.	Amend the definition of <b>Sensitive activity</b> as follows:  <i>means:</i> <ol style="list-style-type: none"> <li>1. Residential activities;</li> <li>2. Education facilities and preschools;</li> <li>3. Guest &amp; visitor accommodation;</li> <li>4. Health care facilities which include accommodation for overnight care;</li> <li>5. Hospitals;</li> <li>6. Marae (building only); or</li> <li>7. Place of assembly;</li> <li>8. <u>Educational activities</u></li> <li>9. <u>Supported residential care activity</u></li> <li>10. <u>Residential visitor accommodation</u></li> <li>11. <u>Recreation activities.</u></li> </ol>
New Zealand Pork Industry Board	247.9	SD - Strategic Direction	Objectives	SD-09 Rural Areas	Supports the separate Strategic Objective for Rural areas and the clarity this provides.	Retain as notified.
New Zealand Pork Industry Board	247.10	VS - Versatile Soil	Introduction	General  Versatile soils are an important natural resource within the District	Supports the approach for those primary production activities (including intensive primary production) with a functional and operational need to locate in the rural environment including on versatile soils. but seek a specific policy on this.	Amend the Introduction to the <b>VS-Versatile Soils Chapter</b> as follows:  [...]  <i>This chapter provides provisions for managing subdivision, land use and development within the Versatile Soils Overlay, to ensure that the ongoing ability to use the land productively for primary production (except intensive primary production) is not compromised. The focus within this chapter is on <del>non-intensive</del> primary production, as intensive primary production activities may compromise the productive potential of the soil.</i>
New Zealand Pork Industry Board	247.11	VS - Versatile Soil	Objectives	VS-O1 Protection of versatile soils	Support approach for those primary production activities (including intensive primary production) with a functional and operational need to locate in the rural environment including on versatile soils but seek a specific policy on this.	Amend <b>VS-O1</b> as follows:  <b>VS-O1 Protection of versatile soils</b>  <i>Versatile soils remain available for <del>non-intensive</del> primary production and are protected from inappropriate subdivision, use and development.</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.12	VS - Versatile Soil	Policies	VS-P2 Maintaining availability of versatile soils	Support approach for those primary production activities (including intensive primary production) with a functional and operational need to locate in the rural environment including on versatile soils but seek a specific policy on this.	<p>Amend <b>VS-P2</b> as follows:</p> <p><b>VS-P2 Maintaining availability of versatile soils</b></p> <p>Maintain the availability of versatile soils for <b>non-intensive</b> primary production within the Versatile Soils Overlay by:</p> <ol style="list-style-type: none"> <li>1. limiting areas covered by buildings or other impervious surfaces; and</li> <li>2. encouraging land use practices that reduce the potential for erosion; and</li> <li>3. requiring earthworks be undertaken in a manner that restores the properties of the soil to the levels they were prior to the earthworks being undertaken; and</li> <li>4. ensuring any subdivision results in allotment sizes which retain the productive capacity for <b>non-intensive</b> primary production; and</li> <li>5. only allowing activities that foreclose the ability to use versatile soils for <b>non-intensive</b> primary production where: <ol style="list-style-type: none"> <li>a. the activity is necessary to support <b>non-intensive</b> primary production; or</li> <li>b. [...]</li> </ol> </li> </ol>
New Zealand Pork Industry Board	247.13	VS - Versatile Soil	Policies	VS-P3 Expansion of urban areas	Support approach for those primary production activities (including intensive primary production) with a functional and operational need to locate in the rural environment including on versatile soils but seek a specific policy on this.	<p>Amend <b>VS-P3</b> as follows:</p> <p><b>VS-P3 Expansion of urban areas</b></p> <p>Avoid the expansion of urban areas into the Versatile Soils Overlay unless <b>it is demonstrated through a Future Development Area plan process that:</b></p> <ol style="list-style-type: none"> <li>1. there is a shortage of capacity within existing urban area to meet projected demand; and</li> <li>2. the irreversible loss of versatile soils for <b>non-intensive</b> primary production is outweighed by the wider public benefits of the proposal; and</li> <li>3. [...]</li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.14	VS - Versatile Soil	Rules	VS-R1 Buildings and impervious surfaces	Considers the approach for those primary production activities (including intensive primary production) with a functional and operational need to locate in the rural environment including on versatile soils.	<p>Amend <b>VS-R1</b> as follows:</p> <p><b>VS-R1 Buildings and impervious surfaces</b></p> <p>[...]</p> <p><b>Activity status when compliance not achieved:</b></p> <p><b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>[...]</p> <p>3.the extent to which the activity will result in adverse effects on the versatility of the soils which are irreversible.</p> <p><u>4. The extent to which the primary production activity has a functional and operation need to locate in the rural environment and on versatile soil.</u></p>
New Zealand Pork Industry Board	247.15	SUB - Subdivision	Objectives	SUB-O3 Rural subdivision	Supports the intent of the objective but opposes the use of the term “minimise” as this may still allow subdivision to occur in the rural zone where it is not enabling the rural nature of the zone and may impact on the availability of highly productive land for primary production.	<p>Amend <b>SUB-O3</b> as follows:</p> <p><b>SUB-O3 Rural Subdivision</b></p> <p>Subdivision in the rural zones will:</p> <p>1.<del>minimise</del> <u>avoid</u> the fragmentation of productive land in the General Rural Zone; and</p> <p>[...]</p> <p>4.<del>minimise</del> <u>avoid</u> reverse sensitivity effects on intensive primary production.</p>
New Zealand Pork Industry Board	247.16	SUB - Subdivision	Policies	SUB-P5 Reverse Sensitivity	Supports the intent of the policy but opposes the narrowness of the term “legally established”. Intensive Primary Production is permitted in the GRUZ subject to meeting standards. Using only the term “legally established” does not allow for new primary production to be established.	<p>Amend <b>SUB-P5</b> as follows:</p> <p><b>SUB-P5 Reverse Sensitivity</b></p> <p>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established <u>and permitted</u> intensive primary production.</p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.17	EW - Earthworks	Introduction	General	Supports the recognition in the introduction that earthworks are also an integral part of the use and development of land for rural activities.	Retain the <b>Introductions</b> section of <b>EW</b> chapter as notified.
New Zealand Pork Industry Board	247.18	GRUZ - General Rural Zone	General	General	The submitter generally supports the provisions for intensive primary production; the permitted activity status and associate standards for intensive primary production and the approach to rely on regional plans to address odour and dust from intensive farming activity.	None specified. [note more detailed submission points on individual provisions].
New Zealand Pork Industry Board	247.19	GRUZ - General Rural Zone	Objectives	GRUZ-O2 Character and qualities of the General Rural Zone	Considers the objective seeks to achieve a higher level of amenity immediately around sensitive activities and zone boundaries without qualifying what that level of amenity is and this sits uncomfortably in an objective. Amenity values are a subjective element and will reflect a range of characteristics.	Amend <b>GRUZ-O2</b> as follows:  <b><i>GRUZ-O2 Character and qualities of the General Rural Zone</i></b>  <i>The character and qualities of the General Rural Zone comprise:</i>  <i>1. large allotments with large areas of open space; and</i>  <i>2. a working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</i>  <i>3. higher levels of amenity immediately around sensitive activities and zone boundaries; and</i>  <i>4. 3. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</i>
New Zealand Pork Industry Board	247.20	GRUZ - General Rural Zone	Objectives	GRUZ-O3 Protecting primary production	Supports the directive objective and clear outcome sought. Supports the recognition through the plan that a range of primary production activities have a functional and locational need to locate in the general rural zone including intensive primary production.	Retain as notified.
New Zealand Pork Industry Board	247.21	GRUZ - General Rural Zone	Policies	GRUZ-P1 Primary production activities	Supports a clear description of the character of the General Rural Zone where primary production is the predominant land use noting that primary production includes intensive primary production.	Retain as notified.
New Zealand Pork Industry Board	247.22	GRUZ - General Rural Zone	Policies	GRUZ-P2 Character and qualities of the General Rural Zone	Supports the clear policy on limiting land fragmentation to particular circumstances where adverse effects on primary production are avoided. Supports the recognition of the need to separate sensitive activities from primary production where conflicts may arise.	Retain as notified.
New Zealand Pork	247.23	GRUZ - General Rural Zone	Policies	GRUZ-P5 Protecting primary production	Supports the clear policy that seeks firstly to manage sensitive activities in the zone to avoid adverse effects on primary production.	Retain as notified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.24	GRUZ - General Rural Zone	Policies	GRUZ-P9 Workers accommodation	Supports the specific provision for workers accommodation. Note that the 40ha qualifier is unworkable for pig farming activity that tends to operate on small farming units.	Amend <b>GRUZ-P9</b> as follows:  <b>GRUZ-P9 Workers accommodation</b>  <i>Provide for permanent workers accommodation and seasonal workers accommodation to support primary production where:</i>  <i>1. the site has an area of least <del>40</del> 20 hectares <del>for permanent workers accommodation, or 20ha for seasonal workers accommodation; or</del></i>  <i>2. on smaller sites where it can be demonstrated that it is required to meet the needs of the site's primary production activity; and</i>  <i>3. measures are put in place to ensure the workers accommodation cannot be subdivided off or sold separately to the site; and</i>  <i>4. the necessary infrastructure is provided and adverse effects on adjoining sites are minimised; and</i>  <i>5. the requirements of GRUZ-P5 are met, except for seasonal workers accommodation.</i>
New Zealand Pork Industry Board	247.25	GRUZ - General Rural Zone	Rules	GRUZ-R1 Primary production and intensive primary production, not otherwise listed in this chapter	Supports a permitted activity status for primary production and intensive primary production activities.	Retain as notified.
New Zealand Pork Industry Board	247.26	GRUZ - General Rural Zone	Rules	GRUZ-R7 Educational facilities	Considers that these activities are likely to be sensitive to the effects of primary production and are more appropriately managed in the General Rural Zone through a consent process.	Amend activity status within <b>GRUZ-R7</b> from a Permitted Activity to a Restricted Discretionary Activity.
New Zealand Pork Industry Board	247.27	GRUZ - General Rural Zone	Rules	GRUZ-R8 Supported residential care activity	Considers that these activities are likely to be sensitive to the effects of primary production and are more appropriately managed in the General Rural Zone through a consent process.	Amend activity status within <b>GRUZ-R8</b> from a Permitted Activity to a Restricted Discretionary Activity.
New Zealand Pork	247.28	GRUZ - General Rural Zone	Rules	GRUZ-R9 Residential visitor accommodation	Considers that these activities are likely to be sensitive to the effects of primary production and are more appropriately managed in the General Rural Zone through a consent process.	Amend activity within <b>GRUZ-9</b> from a Permitted Activity status to a Restricted Discretionary Activity.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.29	GRUZ - General Rural Zone	Rules	GRUZ-R11 Recreation activities	Considers that these activities are likely to be sensitive to the effects of primary production and are more appropriately managed in the General Rural Zone through a consent process.	Amend activity status within <b>GRUZ-R11</b> from a Permitted Activity to a Restricted Discretionary Activity.
New Zealand Pork Industry Board	247.30	GRUZ - General Rural Zone	Rules	GRUZ-R20 Permanent workers accommodation	Considers an alignment with policy for seasonal workers accommodation and 20ha qualifier.	Amend <b>GRUZ-R20</b> as follows:  <b>GRUZ-R20 Permanent workers accommodation</b>  <b>General Rural Zone</b>  <b>Activity Status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  It is located on a site larger than <del>80</del> 20 hectares; and  [...]
New Zealand Pork Industry Board	247.31	GRUZ - General Rural Zone	Standards	GRUZ-S3 Boundary setbacks for buildings and structures	The submitter seeks relief from the rules for buildings and structures as they might apply to mobile pig shelters.	Amend <b>GRUZ-S3</b> as follows:  <b>GRUZ-S3 Boundary setbacks for buildings and structures</b>  <b>General Rural Zone</b>  New building and structures (excluding fences, irrigators, water troughs, crop support structures and artificial crop protection structures shall be setback the following minimum distances:  <b>Matters of discretion are restricted to:</b>  1. location of buildings and structures; and  2. the extent of adverse effects including noise, smell, visual, character, privacy, shading and dominance; and  3. measures to avoid and mitigation adverse effects.  <u>(This standard does not apply to movable pig shelters including farrowing huts less than 30m<sup>2</sup> in area and 2m in height).</u>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
New Zealand Pork Industry Board	247.32	GRUZ - General Rural Zone	Standards	GRUZ-S4 Setbacks for sensitive activities	Supports setbacks for sensitive activities as a method to separate these activities from primary production activities.	Retain as notified.
New Zealand Pork Industry Board	247.33	GRUZ - General Rural Zone	Standards	GRUZ-S5 Intensive primary production activities and new farm effluent disposal areas	Supports proposed standards for managing intensive primary production activities.	Retain as notified.
White Water Properties LTD	248.1	Planning Maps	Rezone		<p>Considers that all the land within FDA13 should be rezoned GIZ as the land is ideally located for industrial development, being contiguous to existing industrial zoning and accessible to primary transport routes, SH 1 included. It is also consistent with several relevant statutory planning documents.</p> <p>[See original submission for further information]</p>	<p>1. Rezone all the land in FDA13 to <b>General Industrial Zone</b>;</p> <p>AND</p> <p>2. Make any necessary amendments to support that rezoning.</p>
White Water Properties LTD	248.2	SD - Strategic Direction	Objectives	SD-O6 Business Areas and Activities	<p>Submitter considers it appropriate to have business and economic property identified as a strategic objective. White Water suggests part i of this Objective can be improved by the addition of the words "at least" prior to the words sufficient land. This amendment is considered more appropriate and, amongst others, to better reflect the National Policy Statement on Urban Development - NPS UD.</p>	<p>Amend <b>SD-O6 Business Areas and Activities</b> as follows:</p> <p><i>Business and economic prosperity in the District is enabled in appropriate locations, including by:</i></p> <p><i>i. providing <b>at least</b> sufficient land for a range of business activities to cater for projected growth;</i></p> <p><i>ii. [...]</i></p>
White Water Properties LTD	248.3	UFD - Urban Form and Development	Objectives	UFD-O1 Settlement Patterns	<p>Submitter opposes that Future Development Areas have not been referred to within UFD-O1, as they have been specifically identified as appropriate areas for greenfield growth within the District. The objective should confirm that development within FDA's achieves a consolidated and integrated settlement pattern.</p>	<p>Amend <b>UFD-O1 Settlement Patterns</b> as follows:</p> <p><i>A consolidated and integrated settlement pattern that:</i></p> <p><i>i. efficiently accommodates future growth and capacity for commercial, industrial, community and residential activities, primarily within the urban areas of the Timaru township, <b>future development areas</b> and the existing townships of Temuka, Geraldine, and Pleasant Point;</i></p> <p><i>ii. [...]</i></p> <p>AND</p> <p>Such other alternative relief that gives effect to the intent of the submission.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
White Water Properties Limited	248.4	VS - Versatile Soil	Policies	VS-P3 Expansion of urban areas	Considers that this policy should not apply to identified FDA's, including FDA13. Submitter notes that urban expansion is now managed by the NPS-HPL which post-dates notification of the PDP.	Either:  1. Amend <b>VS-P3 Expansion of urban areas</b> to exempt FDA's from this policy;  OR  2. Delete <b>VS-P3</b> in its entirety.
White Water Properties Limited	248.5	EW - Earthworks	Rules	EW-R1 Earthworks, excluding earthworks [...]	Considers that bulk earthworks associated with initial engineering works for the development of greenfield land should either be exempt from the 2000m <sup>2</sup> per site per annum limit, or a more appropriate standard included for such earthworks. In the alternative, controlled activity status should apply to such bulk earthworks.	Amend <b>EW-R1 Earthworks, excluding earthworks [...]</b> to either:  1. Exempt bulk earthworks associated with greenfield development from the 2000m <sup>2</sup> earthwork limit;  OR  2. Provide a more appropriate standard for such earthworks;  OR  3. Provide a controlled activity status for such earthworks.
White Water Properties Limited	248.6	EW - Earthworks	Standards	EW-S2 Excavation and filling	Considers that bulk earthworks associated with initial engineering works for the development of greenfield land should either be exempt from the 2000m <sup>2</sup> per site per annum limit, or a more appropriate standard included for such earthworks. In the alternative, controlled activity status should apply to such bulk earthworks.	Amend <b>EW-S2 Excavation and filling</b> to either:  1. Exempt bulk earthworks associated with greenfield development from the 2000m <sup>2</sup> earthwork limit;  OR  2. Provide a more appropriate standard for such earthworks;  OR  3. Provide a controlled activity status for such earthworks.
White Water Properties Limited	248.7	FDA - Future Development Area	Objectives	FDA-O2 Development within the Future Development Area	Without prejudice to the primary relief sought that FDA13 be rezoned, the submitter considers that growth within FDA can be enabled prior to rezoning where it does not compromise or constrain the development of the balance of the FDA. This is the policy intent of FDA-P1.	Either:  1. Delete <b>FDA-O2 Development within the Future Development Area</b> ;  OR  2. Amend <b>FDA-O2 Development within the Future Development Area</b> to enable development prior to rezoning where it can be demonstrated that development does not compromise or constrain the development of the balance of the FDA.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
White Water Properties Limited	248.8	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	<p>Considers there is no sound resource management reasons for incorporating a sequencing requirement. In particular, the stated rationale behind sequencing i.e. to avoid adverse effects on urban consolidation is inconsistent with the identification of FDA's.</p> <p>The policy implies that development of FDA's will be provided for only when other existing zoned urban areas are fully developed. Applied in practice, this is likely to be disabling of the social and economic wellbeing of the District. Prioritisation of Future Development Areas is also opposed.</p>	<p>Either:</p> <ol style="list-style-type: none"> <li>1. Delete <b>FDA-P2</b>;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>2. Delete any associated references to sequencing or prioritisation in the PDP including withing FDA-P5 and SCHED15;</li> </ol> <p>AND/OR</p> <ol style="list-style-type: none"> <li>3. Such other alternative relief as may be appropriate to give effect to the intent of this submission.</li> </ol>
White Water Properties Limited	248.9	FDA - Future Development Area	Rules	FDA-R10 Subdivision resulting in an allotment less than 40ha	<p>Considers the non-complying activity status for subdivision of FDA land to allotments less than 40ha is unjustified and unreasonable. It renders the land incapable of reasonable use and is not justified on the basis of the intent behind the FDA.</p>	<p>Amend <b>FDA-R10 Subdivision [...]</b> to:</p> <ol style="list-style-type: none"> <li>1. Make subdivision a restricted discretionary activity;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>2. Focus the matters of discretion on the effects of the subdivision and how it reflects and implements FDA-P13;</li> </ol> <p>AND/OR</p> <ol style="list-style-type: none"> <li>3. Such other alternative or additional relief as may be appropriate to give effect to the intent of this submission.</li> </ol>
White Water Properties Limited	248.10	FDA - Future Development Area	Rules	FDA-R12 Industrial Activity and rural industry (including associated buildings and structures)	<p>Considers the non-complying activity status for industrial development is inconsistent with the purpose of the industrial FDA's.</p>	<p>Amend <b>FDA-R12 Industrial Activity [...]</b> to:</p> <ol style="list-style-type: none"> <li>1. Make industrial activities a restricted discretionary activity; and</li> <li>2. Focus the matters of discretion on the effects of the subdivision and how it reflects and implements FDA-P13; and/or</li> <li>3. Such other alternative or additional relief as may be appropriate to give effect to the intent of this submission.</li> </ol>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.1	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.
Rooney Group Limited	249.2	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.
Rooney Group Limited	249.3	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.
Rooney Group Limited	249.4	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.
Rooney Group Limited	249.5	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 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.	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  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.
Rooney Group Limited	249.6	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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.7	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.
Rooney Group Limited	249.8	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.
Rooney Group Limited	249.9	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 (excluding light emitted from vehicles) that emits directly into the outdoor environment.</i>
Rooney Group Limited	249.10	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.
Rooney Group Limited	249.11	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>
Rooney Group Limited	249.12	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.
Rooney Group Limited	249.13	El - 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>El - 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  3. And add a new enabling policy to encourage and promote large scale solar arrays to generate renewable electricity.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.14	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 a 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> .
Rooney Group Limited	249.15	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.
Rooney Group Limited	249.16	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 <b>EI-R35 The installation and upgrading of large-scale renewable electricity generation activities</b> to exclude solar arrays.  And  2. Include new policy and rules to enable large scale solar arrays as requested earlier.
Rooney Group Limited	249.17	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.
Rooney Group Limited	249.18	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	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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				authorised by a resource consent from the canterbury regional council prior to the relevant regional plan		
Rooney Group Limited	249.19	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 external cladding of buildings or structures	The submitters have a neutral position SW-R7 as the effects of the rule are still being assessed.	Not specified.
Rooney Group Limited	249.20	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.
Rooney Group Limited	249.21	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.requiring 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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.22	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>  Require land use activities to provide:  1. efficient, effective and safe servicing and vehicle manoeuvring facilities on-Site, including for emergency service vehicles;  2. accessible parking spaces on-Site for non-Residential activities with a large floor area;  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>  4. <u>3.</u> landscaping in provided parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.
Rooney Group Limited	249.23	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> .
Rooney Group Limited	249.24	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.
Rooney Group Limited	249.25	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	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					combined width of the carriage way and passing bay, but the drafting does not specify this.	
Rooney Group Limited	249.26	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.
Rooney Group Limited	249.27	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</b> with the following matters considered:  <b>TRAN-S19 Lighting of parking and manoeuvring</b>  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.
Rooney Group Limited	249.28	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	Oppose SASM-R1(1) PER-1 as considers the maximum area of 750m <sup>2</sup> is too restrictive for earthworks associated with primary production and should be increased to 2000m <sup>2</sup> .  Oppose SASM-R1(1) PER-2. Considers the 2 weeks notice requirement is difficult for minor activities to be undertaken.  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.  [Refer original submission for full reason]	Amend <b>SASM-R1</b> as follows:  <b>SASM-R1 Earthworks not including quarrying and mining</b>  <b>1 . Wāhi Tūpuna Overlay (excluding the Māori Purpose Zone ), <u>Wāhi tapu and Wāhi tapu overlays</u></b>  <i>Note : for earthworks associated with quarrying and mining, see SASM-R5</i>  <b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>  <i>The activity is either:</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 <b>750m<sup>2</sup></b> <b>2000m<sup>2</sup></b> ; or  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

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>PER-2</b></p> <p>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.</p> <p><b>2. Wāhi Taoka and Wai Taoka Overlay</b></p> <p>[...]</p> <p><b>3. <del>Wāhi tapu and wai tapu overlays</del></b></p> <p><del>Activity status: Restricted Discretionary</del></p> <p><b>Where:</b></p> <p><del>RDIS-1</del></p> <p><del>All earthworks, including those associated with and under new buildings/structures, and including those necessary for the installation of infrastructure/utilities.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the potential adverse effects, including on sensitive tangible and/or intangible cultural values as identified through engagement with Te Rūnanga o Arowhenua; and</del></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the appropriateness of any mitigation measures proposed; and</del></p> <p><del>whether the proposed activity provides an opportunity to recognise Kāti Huirapa culture, history and identity associated with the site/area, and any potential to:</del></p> <p><del>affirm the connection between mana whenua and place; or</del></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<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> <i>Limited notification of Te Rūnanga o Arowhenua is likely to be required under this rule.</i></p>
Rooney Group Limited	249.29	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 750m <sup>2</sup> is too restrictive for mining and quarrying in this area.	Amend <b>SASM-R5 Mining and quarrying</b> by excluding SASM6 from the 750m <sup>2</sup> earthwork limit for permitted activity under SASM-R5.1.PER-1.
Rooney Group Limited	249.30	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.
Rooney Group Limited	<del>249.31</del>	<del>Planning-Maps</del>	<del>Significant natural Areas overlay.</del>		Submission point deleted due to duplication, refer submission point 249.30.	Refer submission point 249.30.
Rooney Group Limited	249.32	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.	<p>Amend <b>ECO- R1</b> as follows:</p> <p><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></p> <p><b><i>1. Significant Natural Areas Overlay</i></b></p> <p><b><i>Activity status: Permitted</i></b></p> <p><b><i>Where</i></b></p> <p><b><i>[...]</i></b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<b><u>PER-X</u></b>  <i>Or the clearance is supported by the QEII National Trust or the Department of Conservation.</i>
Rooney Group Limited	249.33	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.  [Refer original submission for full reason	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.
Rooney Group Limited	249.34	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.
Rooney Group Limited	249.35	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.
Rooney Group Limited	249.36	SCHED-10 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> .
Rooney Group Limited	249.37	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> .

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.38	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>VAL overlay</i></b>  <b><i>Activity status: Restricted Discretionary</i></b>  <b><i>[...]</i></b>
Rooney Group Limited	249.39	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:  5. For any subdivisions within VAL; and  6. For boundary adjustment subdivision and subdivisions for primary production on ONF and ONL.  And consider the above activities should not be controlled under this rule	Amend <b>NFL-R9 Subdivision</b> as follows:  1. remove the VAL Overlay; and  2. exclude boundary adjustment subdivisions; and  3. exclude subdivision of land used for primary production.
Rooney Group Limited	249.40	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.
Rooney Group Limited	249.41	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 in 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.
Rooney Group Limited	249.42	NFL - Natural Features and Landscapes	Standards	NFL-S5 Colours and materials	Oppose NFL-S5.2 as this level of control in 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.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.43	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:
Rooney Group Limited	249.44	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.
Rooney Group Limited	249.45	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.
Rooney Group Limited	249.46	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.
Rooney Group Limited	249.47	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.
Rooney Group Limited	249.48	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> and remove the requirement for esplanade provisions;  AND  Related relief sought to other submission points on SUB Chapter policies.
Rooney Group Limited	249.49	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.  [Refer original submission for full reason]	And a new policy to the <b>SUB-Subdivision Chapter</b> to provide for a waiver or a reduction for esplanade requirements;  AND  Related relief sought to other submission points on SUB Chapter policies.
Rooney Group Limited	249.50	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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>Provide for consolidation of residential zones outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 - Old North General Residential Precinct by:</p> <ol style="list-style-type: none"> <li>enabling a variety of residential units within the constraints of the allotment size anticipated by the zone;</li> <li>not specifying a minimum allotment size in <b>the General Residential Zone and the Medium Density Zone</b> for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and</li> </ol> <p>[...]</p>
Rooney Group Limited	249.51	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.	<p>Amend <b>SUB-P14</b> as follows:</p> <p><b>SUB-P14 Rural allotments</b></p> <p><del>Avoid-Dis</del><b>discourage</b> subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless:</p> <ol style="list-style-type: none"> <li>the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or</li> <li>the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and</li> <li>the subdivision is necessary for natural hazard mitigation; or</li> <li>the subdivision is necessary to protect the values of sensitive environments.</li> </ol> <p>AND</p> <p>Amend the policy to encourage, where practicable, for new boundaries to align with natural boundaries or existing fence lines.</p>
Rooney Group Limited	249.52	SUB - Subdivision	Rules	SUB-R1 Boundary adjustment	<p>Opposes SUB-R1. Consider that Boundary adjustments should be a permitted activity.</p> <p>[Refer original submission for full reason]</p>	<p>Amend <b>SUB-R1 Boundary adjustment</b> as follows:</p> <p><b>SUB-R1 Boundary adjustment</b></p> <p><b>Activity status : <del>Controlled</del> Permitted</b></p> <p><b>CON-1</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><i>SUB- S1 is complied with; and</i></p> <p><b>CON-2</b></p> <p><i>SUB-S2 to SUB- S7 are complied with.</i></p> <p><b>Matters of control are restricted to:</b></p> <p>[...]</p>
Rooney Group Limited	249.53	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.
Rooney Group Limited	249.54	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Considers SUB-S1.6 should be amended to allow for legal access to road frontage.	<p>Amend <b>SUB-S1</b> as follows:</p> <p><b>SUB-S1 Allotment sizes and dimensions</b></p> <p><b>SUB-S1</b></p> <p><b>6.</b></p> <p><b>General Industrial Zone</b></p> <p>Allotments must have <u>legal access to</u> a minimum road frontage width of 7m.</p> <p>[...]</p>
Rooney Group Limited	249.55	SUB - Subdivision	Standards	SUB-S3 Water supply	<p>Opposes SUB-S3.1 using a consent notice to “alert” future owners that the allotment does not require a water supply.</p> <p>[Refer original submission for full reason]</p>	<p>Amend <b>SUB-S3</b> follows:</p> <p><b>SUB-S3 Water supply</b></p> <p><b>1.</b></p> <p><b>General Rural Zone</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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>c. Evidence the future use of the allotment does not require water supply, <del>and a consent notice is proposed altering future purchasers.</del></p> <p>[...]</p>
Rooney Group Limited	249.56	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.
Rooney Group Limited	249.57	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.
Rooney Group Limited	249.58	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.
Rooney Group Limited	249.59	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 minor activities to be undertaken as a permitted activity as intended.	Request to amend <b>EW-R1 Earthworks</b> by removing the requirement to provide two weeks notice in PER-2
Rooney Group Limited	249.60	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.
Rooney Group Limited	249.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				community sewage system		
Rooney Group Limited	249.62	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.
Rooney Group Limited	249.63	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> .
Rooney Group Limited	249.64	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.
Rooney Group Limited	249.65	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.
Rooney Group Limited	249.66	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).
Rooney Group Limited	249.67	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).
Rooney Group Limited	249.68	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 Change 22 to the Mackenzie District Plan provides a more pragmatic framework.	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.69	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>
Rooney Group Limited	249.70	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.
Rooney Group Limited	249.71	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.
Rooney Group Limited	249.72	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.73	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><i>RELO-P1 Relocated buildings and shipping containers in General Industrial Zone and <u>General Rural Zone</u>.</i></b>  <i>Enable the relocation of buildings and shipping containers in the <u>General Rural Zone</u>, General Industrial zone and Port Zone.</i>
Rooney Group Limited	249.74	RELO - Relocated Buildings and Shipping Containers	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><i>RELO-P2 Shipping containers in all other zones</i></b>  <i>Enable shipping containers where:</i>  <i>1. they are screened so that they are not <u>readily</u> visible from any road; or</i>  <i>[...]</i>
Rooney Group Limited	249.75	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><i>RELO-R2 Placement of a shipping container -</i></b>  <b><i>2.</i></b>  <b><i>All zones except the General industrial Zone and the Port Zone</i></b>  <b><i>Activity Status : <u>Controlled Permitted</u></i></b>  <b><i>Where:</i></b>  <b><i>CON-1</i></b>  <i>The shipping container is either:</i>  <i>located more than 20m from a road boundary; or</i>  <i>is not visible from the road; and</i>  <b><i>CON-2</i></b>  <i>[...]</i>
Rooney Group Limited	249.76	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	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 and to apply to all zones and allow for regular temporary events such as markets that add to the vibrance of the community.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					vibrancy of the community and should not require resource consent to the limitations of the rule.  [Refer original submission for full reason]	
Rooney Group Limited	249.77	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>PER-1</del>  <del>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</del>  <del>no higher than 1m above ground level; or</del>  <del>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</del>  <b>PER-2</b>  [...]
Rooney Group Limited	249.78	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> .
Rooney Group Limited	249.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain <b>MRZ-P3 innovative approaches</b> as notified.
Rooney Group Limited	249.80	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>  <del>PER-1</del>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</del></p> <p><del>no higher than 1m above ground level; or</del></p> <p><del>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</del></p> <p><b>PER-2</b></p> <p>[...]</p>
Rooney Group Limited	249.81	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> .
Rooney Group Limited	249.82	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> .
Rooney Group Limited	249.83	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: <ul style="list-style-type: none"> <li>-a reduced minimum site area of 10ha;</li> <li>-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.</li> </ul>
Rooney Group Limited	249.84	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.
Rooney Group Limited	249.85	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 income stream for that property.	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.86	GRUZ - General Rural Zone	Rules	GRUZ-R16 Quarries and quarrying activities [...]	<p>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.</p> <p>[see original submission for full reason]</p>	<p>Amend <b>GRUZ-R16</b> as follows:</p> <p><b><i>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</i></b></p> <p><b><i>Activity status: Permitted</i></b></p> <p><b><i>[...]</i></b></p> <p><b><i>PER-4</i></b></p> <p><b><i>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.</i></b></p>
Rooney Group Limited	249.87	GRUZ - General Rural Zone	Rules	GRUZ-R20 Permanent workers accommodation	<p>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.</p> <p>[see original submission for full reason]</p>	<p>Amend <b>GRUZ-R20</b> as follows:</p> <p><b><i>GRUZ-R20 Permanent workers accommodation</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><b><i>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</i></b></p> <p><b><i>PER-2</i></b></p> <p><b><i>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</i></b></p> <p><b><i>PER-3</i></b></p> <p><b><i>It is located on the same site where the permanent full worker is employed.</i></b></p> <p><b><i>Note : any associated building and structure must be constructed in accordance with GRUZ-R13.</i></b></p>
Rooney Group Limited	249.88	GRUZ - General Rural Zone	Standards	GRUZ-S4 Setbacks for Sensitive Activities	<p>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.</p>	<p>Amend <b>GRUZ-S4</b> to exclude water tanks.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.89	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.	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b><i>GIZ-R2 Industrial ancillary activities</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 activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>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></i></p> <p><b><i>PER-2</i></b></p> <p><i><del>The activity does not include a residential activity; and</del></i></p> <p><b><i>PER-3</i></b></p> <p><i>Any ancillary activity(s):</i></p> <p><i>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; and</u></i></p> <p><i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</i></p> <p><b><i>PER-4</i></b></p> <p><i>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</i></p>
Rooney Group Limited	249.90	DEV1 - Broughs Gully Residential Development Area	General	General	The submitters have a neutral position on DEV-1.	None specified.
Rooney Group Limited	249.91	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	<p>Amend <b>the Rules and Standards of the chapter</b> to achieve the follows:</p> <ul style="list-style-type: none"> <li>-amend <b>DEV2-R1,PER-2</b> to include a new residential unit;</li> <li>-standards <b>DEV2-S1</b> to <b>DEV2-S5</b> should not apply to land use activities apart from <b>DEV2-S1.3</b>;</li> <li>-define the relationship between land use and development OR delete the term ‘development’.</li> </ul>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					to trigger the performance standards when constructing a new residential dwelling outside of subdivision.	
Rooney Group Limited	249.92	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.
Rooney Group Limited	249.93	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 <b>DEV3-R1.PER-2</b> 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'.
Rooney Group Limited	249.94	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S1 Rooding	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 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 Rooding 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.	Amend <b>DEV3-S1 Rooding</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:  [...]
Rooney Group Limited	249.95	SCHED1 - Schedule of Rooding 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 Rooding Hierarchy to include ROAD 5 or note on DEV3 - Washdyke Industrial Development Plan that ROAD 5 is a Local Road.
Rooney Group Limited	249.96	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	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary				
					boundary, and that infrastructure can be extended to the boundary.					
Rooney Group Limited	249.97	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S3 Walkway/cycleways	<p>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.</p> <p>[see original submission for full reason]</p>	Delete <b>DEV3-S3</b> .				
Rooney Group Limited	249.98	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.				
Rooney Group Limited	249.99	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.	<p>Amend <b>SCHED11</b> as follows:</p> <p><b>SCHED11 - Schedule of Public Access Provisions</b></p> <table border="0"> <tr> <td style="text-align: center;"><b>Name of Waterbody</b></td> <td style="text-align: center;"><b>Area subject to Public Access Provisions</b></td> </tr> <tr> <td style="text-align: center;"><i>Unnamed Tributary of Pareora River</i></td> <td style="text-align: center;"><i>Along only, entire length</i></td> </tr> </table>	<b>Name of Waterbody</b>	<b>Area subject to Public Access Provisions</b>	<i>Unnamed Tributary of Pareora River</i>	<i>Along only, entire length</i>
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<i>Unnamed Tributary of Pareora River</i>	<i>Along only, entire length</i>									
Rooney Group Limited	249.100	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 tributary to be included under the Public Access Provisions.	Amend the Planning Maps by deleting the unnamed tributary of the Pareora River from the Public Access Provisions overlay.				
Rooney Group Limited	249.101	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.	<p>Amend <b>SCHED7</b> as follows:</p> <p><b>SCHED7 - Schedule of Significant Natural Areas</b></p> <table border="0"> <tr> <td style="text-align: center;"><b>Unique Identifier</b></td> <td style="text-align: center;"><b>Survey Reference</b></td> <td style="text-align: center;"><b>Location</b></td> <td style="text-align: center;"><b>Document Number</b></td> </tr> </table>	<b>Unique Identifier</b>	<b>Survey Reference</b>	<b>Location</b>	<b>Document Number</b>
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Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Group Limited	249.10 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><u>Bat Protection Overlay Bat Habitat Identification Area</u></b>
Rooney Farms Limited	250.1	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.
Rooney Farms Limited	250.2	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.
Rooney Farms Limited	250.3	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.
Rooney Farms Limited	250.4	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.
Rooney Farms Limited	250.5	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 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.	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  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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.6	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>
Rooney Farms Limited	250.7	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.
Rooney Farms Limited	250.8	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.
Rooney Farms Limited	250.9	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>
Rooney Farms Limited	250.10	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.
Rooney Farms Limited	250.11	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>
Rooney Farms Limited	250.12	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.
Rooney Farms Limited	250.13	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.	<b>EI - Energy and Infrastructure</b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					Considers a discretionary activity status for large scale (non-domestic) renewable generation does not achieve the policy intention of the NPS.	<p>1. Amend the provisions for renewable energy to be more enabling in line with the NPS for Renewable Energy Generation 2011</p> <p>2. Add a new permitted activity rule to permit large scale solar arrays on existing buildings in industrial and rural zones; and</p> <p>3. And add a new enabling policy to encourage and promote large scale solar arrays to generate renewable electricity.</p>
Rooney Farms Limited	250.14	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:...	<p>Oppose Rule EI-26(2). The rule requires a 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.</p> <p>Consider the resource consent required under this rule is unnecessary.</p>	Delete <b>EI-R26</b> .
Rooney Farms Limited	250.15	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.	<p>Amend <b>EI-R32</b> by:</p> <p>1. Deleting EI-R32.1 for Rural Lifestyle Zone</p> <p>2. Change EI-R32.2 to apply to all zones.</p>
Rooney Farms Limited	250.16	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.	<p>1. Amend <b>EI-R35 The installation and upgrading of large-scale renewable electricity generation activities</b> to exclude solar arrays.</p> <p>And</p> <p>2. Include new policy and rules to enable large scale solar arrays as requested earlier.</p>
Rooney Farms Limited	250.17	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.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.18	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 500m2 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	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 500m2 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>
Rooney Farms Limited	250.19	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 external cladding of buildings or structures	The submitters have a neutral position SW-R7 as the effects of the rule are still being assessed.	Not specified.
Rooney Farms Limited	250.20	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.
Rooney Farms Limited	250.21	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><i>TRAN-P1 Active transport</i></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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>4. requiring consolidated settlement patterns;</p> <p>5. <del>requiring encouraging</del> secure, sheltered cycle parking that is located in a convenient and safe position and which ensures pedestrian safety; and</p> <p>6. encouraging the provision of end-Of-journey facilities for staff such as bicycle parking, showers, lockers and dedicated changing spaces.</p>
Rooney Farms Limited	250.22	TRAN - Transport	Policies	TRAN-P8 Parking, loading and manoeuvring	Oppose TRAN-P8(3) as the policy duplicates the requirements of the Building Act 2004.	<p>Amend <b>TRAN-P8</b> as follows:</p> <p><b>TRAN-P8 Parking, loading and manoeuvring</b></p> <p>Require land use activities to provide:</p> <p>1. efficient, effective and safe servicing and vehicle manoeuvring facilities on-Site, including for emergency service vehicles;</p> <p>2. accessible parking spaces on-Site for non-Residential activities with a large floor area;</p> <p>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></p> <p>4. <del>3.</del>landscaping in provided parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.</p>
Rooney Farms Limited	250.23	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> .
Rooney Farms Limited	250.24	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.	<p>Amend <b>TRAN-S1</b> with the following changes:</p> <p><b>TRAN-S1 Landscaping where five or more at grade car parking spaces are provided for non-Residential activities on a site</b></p> <p>1. to encourage but not mandate indigenous planting.</p> <p>2. The 40mm diameter requirement of TRAN-S1(5)(b) should be reduced for indigenous tree species.</p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.25	TRAN - Transport	Standards	TRAN-S10 Vehicle access way requirements	<p>Considers TRAN-S10(2) requires sealing 20 metres is unnecessarily long, and most roads are not sealed to the road boundary.</p> <p>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.</p> <p>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.</p>	<p>Amend <b>TRAN-S10 Vehicle access way requirements</b> with the following changes:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Amend <b>TRAN-S10(3)</b> to specify a combined passing bay and carriage way width of 5.5 metres.</li> </ol>
Rooney Farms Limited	250.26	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.
Rooney Farms Limited	250.27	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...".	<p>Amend <b>TRAN-S19</b> with the following matters considered:</p> <p><b>TRAN-S19 Lighting of parking and manoeuvring</b></p> <ol style="list-style-type: none"> <li>1. Provide an exemption within Light Sensitive Areas, and all activities that are not commercial or industrial.</li> <li>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.</li> <li>3. Many rural or rural lifestyle residential properties will have more than 10 or more (unmarked) parking spaces.</li> </ol>
Rooney Farms Limited	250.28	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	<p>Oppose SASM-R1(1) PER-1 as considers the maximum area of 750m<sup>2</sup> is too restrictive for earthworks associated with 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>Amend <b>SASM-R1</b> as follows:</p> <p><b>SASM-R1 Earthworks not including quarrying and mining</b></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: Permitted</b></p> <p><b>Where:</b></p>

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> <p>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</p> <p>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</p> <p><b>PER-2</b></p> <p>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.</p> <p><b>2. Wāhi Taoka and Wai Taoka Overlay</b></p> <p>[...]</p> <p><b>3. Wāhi tapu and wai tapu overlays</b></p> <p><del>Activity status: Restricted Discretionary</del></p> <p><b>Where:</b></p> <p><del>RDIS-1</del></p> <p><del>All earthworks, including those associated with and under new buildings/structures, and including those necessary for the installation of infrastructure/utilities.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the potential adverse effects, including on sensitive tangible and/or intangible cultural values as identified through engagement with Te Rūnanga o Arowhenua; and</del></p> <p><del>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</del></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<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> <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> <i>Limited notification of Te Rūnanga o Arowhenua is likely to be required under this rule.</i></p>
Rooney Farms Limited	250.29	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 750m <sup>2</sup> is too restrictive for mining and quarrying in this area.	Amend <b>SASM-R5 Mining and quarrying</b> by excluding SASM6 from the 750m <sup>2</sup> earthwork limit for permitted activity under SASM-R5.1.PER-1.
Rooney Farms Limited	250.30	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.
Rooney Farms Limited	<del>250.31</del>	<del>Planning Maps</del>	<del>Significant Natural Areas overlay</del>		Submission point deleted due to duplication, refer submission point 250.30.	Refer submission point 250.30.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.32	ECO - Ecosystems and	Rules	ECO-R1 Clearance of indigenous vegetation (except as provided for in	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	Amend <b>ECO- R1</b> as follows:
		Indigenous Biodiversity		ECO-R2 for flood protection works or ECO-R3 for National Grid activities)	clearance is supported by QEII National Trust or the Department of Conservation.	<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>
Rooney Farms Limited	250.33	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.  [Refer original submission for full reason	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.
Rooney Farms Limited	250.34	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.
Rooney Farms Limited	250.35	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.36	SCHED-10 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> .
Rooney Farms Limited	250.37	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> .
Rooney Farms Limited	250.38	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>NFL- R8 New roads, farm tracks and walking and cycling tracks</b>  <b>ONF overlay</b>  <b>ONL overlay</b>  <del><b>VAL overlay</b></del>  <b>Activity status: Restricted Discretionary</b>  [...]
Rooney Farms Limited	250.39	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:  7. For any subdivisions within VAL; and  8. For boundary adjustment subdivision and subdivisions for primary production on ONF and ONL.  And consider the above activities should not be controlled under this rule	Amend <b>NFL-R9 Subdivision</b> as follows:  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
Rooney Farms Limited	250.40	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.
Rooney Farms Limited	250.41	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.
Rooney Farms Limited	250.42	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.
Rooney Farms Limited	250.43	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:
Rooney Farms Limited	250.44	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.
Rooney Farms Limited	250.45	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.
Rooney Farms Limited	250.46	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.
Rooney Farms Limited	250.47	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.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.48	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.
Rooney Farms Limited	250.49	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.  [Refer original submission for full reason]	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.
Rooney Farms Limited	250.50	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>  [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.51	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.	<p>Amend <b>SUB-P14</b> as follows:</p> <p><b>SUB-P14 Rural allotments</b></p> <p><del>Avoid Discourage</del> subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless:</p> <ol style="list-style-type: none"> <li>1. the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or</li> <li>2. the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and</li> <li>3. the subdivision is necessary for natural hazard mitigation; or</li> <li>4. the subdivision is necessary to protect the values of sensitive environments.</li> </ol> <p>AND</p> <p>Amend the policy to encourage, where practicable, for new boundaries to align with natural boundaries or existing fence lines.</p>
Rooney Farms Limited	250.52	SUB - Subdivision	Rules	SUB-R1 Boundary adjustment	<p>Opposes SUB-R1. Consider that Boundary adjustments should be a permitted activity.</p> <p>[Refer original submission for full reason]</p>	Amend <b>SUB-R1 Boundary adjustment</b> as follows:

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b><i>SUB-R1 Boundary adjustment</i></b></p> <p><b><i>Activity status : <del>Controlled</del> Permitted</i></b></p> <p><b><i>CON-1</i></b></p> <p><i>SUB- S1 is complied with; and</i></p> <p><b><i>CON-2</i></b></p> <p><i>SUB-S2 to SUB- S7 are complied with.</i></p> <p><b><i>Matters of control are restricted to:</i></b></p> <p>[...]</p>
Rooney Farms Limited	250.53	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.
Rooney Farms Limited	250.54	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Considers SUB-S1.6 should be amended to allow for legal access to road frontage.	<p>Amend <b>SUB-S1</b> as follows:</p> <p><b><i>SUB-S1 Allotment sizes and dimensions</i></b></p> <p><b><i>SUB-S1</i></b></p> <p><b>6.</b></p> <p><b><i>General Industrial Zone</i></b></p> <p><i>Allotments must have <u>legal access to</u> a minimum road frontage width of 7m.</i></p> <p>[...]</p>
Rooney Farms Limited	250.55	SUB - Subdivision	Standards	SUB-S3 Water supply	<p>Opposes SUB-S3.1 using a consent notice to “alert” future owners that the allotment does not require a water supply.</p> <p>[Refer original submission for full reason]</p>	<p>Amend <b>SUB-S3</b> follows:</p> <p><b><i>SUB-S3 Water supply</i></b></p> <p><b>1.</b></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><b>General Rural Zone</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, <del>and a consent notice is proposed altering future purchasers.</del></p> <p>[...]</p>
Rooney Farms Limited	250.56	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.
Rooney Farms Limited	250.57	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.
Rooney Farms Limited	250.58	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.
Rooney Farms Limited	250.59	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 minor activities to be undertaken as a permitted activity as intended.	Request to amend <b>EW-R1 Earthworks</b> by removing the requirement to provide two weeks notice in PER-2

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.60	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.
Rooney Farms Limited	250.61	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.
Rooney Farms Limited	250.62	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.
Rooney Farms Limited	250.63	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> .
Rooney Farms Limited	250.64	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.
Rooney Farms Limited	250.65	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.
Rooney Farms Limited	250.66	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).
Rooney Farms Limited	250.67	SCHED15 - Schedule of Future	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	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).

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
		Development Areas			Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	
Rooney Farms Limited	250.68	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 Change 22 to the Mackenzie District Plan provides a more pragmatic framework.	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.
Rooney Farms Limited	250.69	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>meet the illumination levels set out in Table 22, when measured at boundary of the Light Sensitive Area.</i>
Rooney Farms Limited	250.70	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.
Rooney Farms Limited	250.71	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.72	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.
Rooney Farms Limited	250.73	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><i>RELO-P1 Relocated buildings and shipping containers in General Industrial Zone and <u>General Rural Zone</u>.</i></b>  <i>Enable the relocation of buildings and shipping containers in the <u>General Rural Zone</u>, General Industrial zone and Port Zone.</i>
Rooney Farms Limited	250.74	RELO - Relocated Buildings and Shipping Containers	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><i>RELO-P2 Shipping containers in all other zones</i></b>  <i>Enable shipping containers where:</i>  <i>1. they are screened so that they are not <u>readily</u> visible from any road; or</i>  <i>[...]</i>
Rooney Farms Limited	250.75	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><i>RELO-R2 Placement of a shipping container -</i></b>  <b><i>2.</i></b>  <b><i>All zones except the General industrial Zone and the Port Zone</i></b>  <b><i>Activity Status : <u>Controlled Permitted</u></i></b>  <b><i>Where:</i></b>  <b><i>CON-1</i></b>  <i>The shipping container is either:</i>  <i>located more than 20m from a road boundary; or</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>is not visible from the road; and</p> <p><b>CON-2</b></p> <p>[...]</p>
Rooney Farms Limited	250.76	TEMP - Temporary activities	Rules	TEMP-R3 Temporary events	<p>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.</p> <p>[Refer original submission for full reason]</p>	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 and to apply to all zones and allow for regular temporary events such as markets that add to the vibrance of the community.
Rooney Farms Limited	250.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	<p>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.</p>	<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><del><b>PER-1</b></del></p> <p><del>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</del></p> <p><del>no higher than 1m above ground level; or</del></p> <p><del>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</del></p> <p><b>PER-2</b></p> <p>[...]</p>
Rooney Farms Limited	250.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	<p>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.</p>	Delete <b>GRZ-S9 Landscaping</b> .
Rooney Farms Limited	250.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	<p>Supports MRZ-P3.</p>	Retain <b>MRZ-P3 innovative approaches</b> as notified.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.80	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>no higher than 1m above ground level; or</i>  <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i>  <b>PER-2</b>  [...]
Rooney Farms Limited	250.81	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> .
Rooney Farms Limited	250.82	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> .
Rooney Farms Limited	250.83	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.
Rooney Farms Limited	250.84	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.85	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 income stream for that property.	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.
Rooney Farms Limited	250.86	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><i>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</i></b>  <b><i>Activity status: Permitted</i></b>  [...]  <b><i>PER-4</i></b>  <b><i>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.</i></b>
Rooney Farms Limited	250.87	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><i>GRUZ-R20 Permanent workers accommodation</i></b>  <b><i>Activity status: Permitted</i></b>  <b><i>Where:</i></b>  <b><i>PER-1</i></b>  <b><i>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</i></b>  <b><i>PER-2</i></b>  <b><i>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</i></b>  <b><i>PER-3</i></b>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><del>It is located on the same site where the permanent full worker is employed.</del></p> <p>Note : any associated building and structure must be constructed in accordance with GRUZ-R13.</p>
Rooney Farms Limited	250.88	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.
Rooney Farms Limited	250.89	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.	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b><i>GIZ-R2 Industrial ancillary activities</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 activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>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></i></p> <p><b><i>PER-2</i></b></p> <p><del><i>The activity does not include a residential activity; and</i></del></p> <p><b><i>PER-3</i></b></p> <p><i>Any ancillary activity(s):</i></p> <p><i>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; and</u></i></p> <p><i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</i></p> <p><b><i>PER-4</i></b></p> <p><i>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</i></p>
Rooney Farms Limited	250.90	DEV1 - Broughs Gully Residential Development Area	General	General	The submitters have a neutral position on DEV-1.	None specified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Farms Limited	250.91	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: <ul style="list-style-type: none"> <li>-amend <b>DEV2-R1,PER-2</b> to include a new residential unit;</li> <li>-standards <b>DEV2-S1</b> to <b>DEV2-S5</b> should not apply to land use activities apart from <b>DEV2-S1.3</b>;</li> <li>-define the relationship between land use and development OR delete the term 'development'.</li> </ul>
Rooney Farms Limited	250.92	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: <ul style="list-style-type: none"> <li>-to only provide for the land required and delete requirements for the developer to design and form the walkways/cycleways;</li> <li>-to provide for walkway/cycleway land to be provided as land in lieu of cash to offset any reserve contribution payable;</li> <li>-to only apply to subdivision.</li> </ul>
Rooney Farms Limited	250.93	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: <ol style="list-style-type: none"> <li>1. Amend <b>DEV3-R1.PER-2</b> to include a new residential unit;</li> <li>2. standards <b>DEV3- S1 - S5</b> should not apply to land use activities apart from <b>DEV3-S1.3</b>;</li> <li>3. define the relationship between land use and development OR delete the term 'development'.</li> </ol>
Rooney Farms Limited	250.94	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S1 Rooding	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 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 Rooding 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.	Amend <b>DEV3-S1 Rooding</b> with the following changes: <ol style="list-style-type: none"> <li>1. to only provide for the land to vest with Council at the time of subdivision;</li> <li>2. to provide for compensation to be paid to the landowner for the land surrendered for ROAD 5;</li> <li>3. delete the requirements for the developer to design and construct ROAD 5:</li> </ol> <p>[...]</p>
Rooney Farms Limited	250.95	SCHED1 - Schedule of Rooding 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 Rooding Hierarchy to include ROAD 5 or note on DEV3 - Washdyke Industrial Development Plan that ROAD 5 is a Local Road.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary				
Rooney Farms Limited	250.97	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S3 Walkway/cycleways	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> .				
Rooney Farms Limited	250.96	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.				
Rooney Farms Limited	250.98	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.				
Rooney Farms Limited	250.99	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>  <table border="0"> <thead> <tr> <th><i>Name of Waterbody</i></th> <th><i>Area subject to Public Access Provisions</i></th> </tr> </thead> <tbody> <tr> <td><i>Unnamed Tributary of Pareora River</i></td> <td><i>Along only, entire length</i></td> </tr> </tbody> </table>	<i>Name of Waterbody</i>	<i>Area subject to Public Access Provisions</i>	<i>Unnamed Tributary of Pareora River</i>	<i>Along only, entire length</i>
<i>Name of Waterbody</i>	<i>Area subject to Public Access Provisions</i>									
<i>Unnamed Tributary of Pareora River</i>	<i>Along only, entire length</i>									
Rooney Farms Limited	250.100	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 tributary to be included under the Public Access Provisions.	Amend the Planning Maps by deleting the unnamed tributary of the Pareora River from the Public Access Provisions overlay.				
Rooney Farms Limited	250.101	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>				

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p><i>Unique Identifier</i>      <i>Survey Reference</i>      <i>Location</i>      <i>Document Number</i></p>
Rooney Farms Limited	250.10 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><u>Bat Protection Overlay Bat Habitat Identification Area</u></b>
Rooney Earthmoving Limited	251.1	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.
Rooney Earthmoving Limited	251.2	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.
Rooney Earthmoving Limited	251.3	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.
Rooney Earthmoving Limited	251.4	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.
Rooney Earthmoving Limited	251.5	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 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.	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 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.
Rooney Earthmoving Limited	251.6	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	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</i>

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					confusion, misalignment or misinterpretation when applying the relevant planning provisions to the relevant activities.	<i>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>
Rooney Earthmoving Limited	251.7	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.
Rooney Earthmoving Limited	251.8	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.
Rooney Earthmoving Limited	251.9	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>
Rooney Earthmoving Limited	251.10	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.
Rooney Earthmoving Limited	251.11	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>
Rooney Earthmoving Limited	251.12	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.
Rooney Earthmoving Limited	251.13	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 3. And add a new enabling policy to encourage and promote large scale solar arrays to generate renewable electricity.
Rooney Earthmoving Limited	251.14	EI - Energy and Infrastructure	Rules Section C - Rules for network utilities - Three Waters	EI-R26 Construction of new underground and above ground	Oppose Rule EI-26(2). The rule requires a 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	Delete <b>EI-R26</b> .

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				water systems infrastructure, including:...	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.	
Rooney Earthmoving Limited	251.15	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.
Rooney Earthmoving Limited	251.16	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 <b>EI-R35 The installation and upgrading of large-scale renewable electricity generation activities</b> to exclude solar arrays. And 2. Include new policy and rules to enable large scale solar arrays as requested earlier.
Rooney Earthmoving Limited	251.17	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.
Rooney Earthmoving Limited	251.18	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	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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Rooney Earthmoving Limited	251.19	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 external cladding of buildings or structures	The submitters have a neutral position SW-R7 as the effects of the rule are still being assessed.	Not specified.
Rooney Earthmoving Limited	251.20	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.
Rooney Earthmoving Limited	251.21	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. requiring 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>
Rooney Earthmoving Limited	251.22	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. safe access for pedestrians and cyclists through parking areas, that are designed to reduce opportunities for crime through the demonstrated implementation of CPTED; and</i> <i>4. 3.landscaping in provided parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.</i>
Rooney Earthmoving Limited	251.23	TRAN - Transport	Rules	TRAN-R11 New private roads, roads and other land transport	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> .

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				infrastructure outside of existing road or rail corridors		
Rooney Earthmoving Limited	251.24	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.
Rooney Earthmoving Limited	251.25	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.
Rooney Earthmoving Limited	251.26	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.
Rooney Earthmoving Limited	251.27	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</b> with the following matters considered: <b>TRAN-S19 Lighting of parking and manoeuvring</b> 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.
Rooney Earthmoving Limited	251.28	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	Oppose SASM-R1(1) PER-1 as considers the maximum area of 750m <sup>2</sup> is too restrictive for earthworks associated with primary production and should be increased to 2000m <sup>2</sup> .  Oppose SASM-R1(1) PER-2. Considers the 2 weeks notice requirement is difficult for minor activities to be undertaken.	Amend <b>SASM-R1</b> as follows: <b>SASM-R1 Earthworks not including quarrying and mining</b> <b>1 . Wāhi Tūpuna Overlay (excluding the Māori Purpose Zone ), <u>Wāhi tapu and Wāhi tapu overlays</u></b> <i>Note: for earthworks associated with quarrying and mining, see SASM-R5</i>

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					<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>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The activity is either:</p> <p>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</p> <p>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</p> <p><b>PER-2</b></p> <p>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.</p> <p><b>2. Wāhi Taoka and Wai Taoka Overlay</b></p> <p>[...]</p> <p><del>3. Wāhi tapu and wai tapu overlays</del></p> <p><del>Activity status: Restricted Discretionary</del></p> <p><del>Where:</del></p> <p><del>RDIS-1</del></p> <p><del>All earthworks, including those associated with and under new buildings/structures, and including those necessary for the installation of infrastructure/utilities.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the potential adverse effects, including on sensitive tangible and/or intangible cultural values as identified through engagement with Te Rūnanga o Arowhenua; and</del></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the appropriateness of any mitigation measures proposed; and</del></p> <p><del>whether the proposed activity provides an opportunity to recognise Kāti Huirapa culture, history and identity associated with the site/area, and any potential to:</del></p> <p><del>affirm the connection between mana whenua and place; or</del></p>

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						<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> <i>Limited notification of Te Rūnanga o Arowhenua is likely to be required under this rule.</i></p>
Rooney Earthmoving Limited	251.29	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 750m <sup>2</sup> 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.
Rooney Earthmoving Limited	251.30	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.
Rooney Earthmoving Limited	<del>251.31</del>	<del>Planning Maps</del>	<del>Significant natural Areas overlay</del>		Submission point deleted due to application, refer to submission point 251.30.	Refer to submission point 251.30.
Rooney Earthmoving Limited	251.32	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.	<p>Amend <b>ECO- R1</b> as follows:</p> <p><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></p> <p><b><i>1. Significant Natural Areas Overlay</i></b></p> <p><b><i>Activity status: Permitted</i></b></p> <p><b><i>Where</i></b></p> <p><b><i>[...]</i></b></p> <p><b><i>PER-X</i></b></p> <p><b><i>Or the clearance is supported by the QEII National Trust or the Department of Conservation.</i></b></p>

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Rooney Earthmoving Limited	251.33	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.  [Refer original submission for full reason	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.
Rooney Earthmoving Limited	251.34	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.
Rooney Earthmoving Limited	251.35	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.
Rooney Earthmoving Limited	251.36	SCHED-10 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> .
Rooney Earthmoving Limited	251.37	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> .
Rooney Earthmoving Limited	251.38	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>  <del><b><i>VAL overlay</i></b></del>  <b><i>Activity status: Restricted Discretionary</i></b>  <b><i>[...]</i></b>

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Rooney Earthmoving Limited	251.39	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:  9. For any subdivisions within VAL; and  10. For boundary adjustment subdivision and subdivisions for primary production on ONF and ONL.  And consider the above activities should not be controlled under this rule	Amend <b>NFL-R9 Subdivision</b> as follows:  1. remove the VAL Overlay; and  2. exclude boundary adjustment subdivisions; and  3. exclude subdivision of land used for primary production.
Rooney Earthmoving Limited	251.40	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.
Rooney Earthmoving Limited	251.41	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.
Rooney Earthmoving Limited	251.42	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.
Rooney Earthmoving Limited	251.43	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:
Rooney Earthmoving Limited	251.44	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.
Rooney Earthmoving Limited	251.45	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.
Rooney Earthmoving Limited	251.46	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.

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Rooney Earthmoving Limited	251.47	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.
Rooney Earthmoving Limited	251.48	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.
Rooney Earthmoving Limited	251.49	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.  [Refer original submission for full reason]	And a new policy to the <b>SUB-Subdivision Chapter</b> to provide for a waiver or a reduction for esplanade requirements;  AND  Related relief sought to other submission points on SUB Chapter policies.
Rooney Earthmoving Limited	251.50	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 <b>the General Residential Zone and</b> the Medium Density Zone for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and</i>  [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.51	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> <del>Avoid- Discourage</del> subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless: 1. the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or 2. the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and 3. the subdivision is necessary for natural hazard mitigation; or 4. the subdivision is necessary to protect the values of sensitive environments. AND Amend the policy to encourage, where practicable, for new boundaries to align with natural boundaries or existing fence lines.
Rooney Earthmoving Limited	251.52	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> SUB- S1 is complied with; and <b>CON-2</b> SUB-S2 to SUB- S7 are complied with.  <b>Matters of control are restricted to:</b> [...]
Rooney Earthmoving Limited	251.53	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.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.54	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Considers SUB-S1.6 should be amended to allow for legal access to road frontage.	Amend <b>SUB-S1</b> as follows: <b>SUB-S1 Allotment sizes and dimensions</b> <b>SUB-S1</b> <b>6.</b> <b>General Industrial Zone</b> Allotments must have <u>legal access to</u> a minimum road frontage width of 7m. [...]
Rooney Earthmoving Limited	251.55	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>SUB-S3 Water supply</b> <b>1.</b> <b>General Rural Zone</b> 1. All allotments within a rural water supply scheme must have either: a. Approval for the allotment to connect to a rural water supply scheme.... b.[...] c. Evidence the future use of the allotment does not require water supply, <del>and a consent notice is proposed altering future purchasers.</del> [...]
Rooney Earthmoving Limited	251.56	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.
Rooney Earthmoving Limited	251.57	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.
Rooney Earthmoving Limited	251.58	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	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.
					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]	

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.59	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 minor activities to be undertaken as a permitted activity as intended.	Request to amend <b>EW-R1 Earthworks</b> by removing the requirement to provide two weeks notice in PER-2
Rooney Earthmoving Limited	251.60	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.
Rooney Earthmoving Limited	251.61	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.
Rooney Earthmoving Limited	251.62	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.
Rooney Earthmoving Limited	251.63	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> .
Rooney Earthmoving Limited	251.64	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.
Rooney Earthmoving Limited	251.65	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.
Rooney Earthmoving Limited	251.66	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).

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.67	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).
Rooney Earthmoving Limited	251.68	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 Change 22 to the Mackenzie District Plan provides a more pragmatic framework.	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.
Rooney Earthmoving Limited	251.69	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>
Rooney Earthmoving Limited	251.70	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.
Rooney Earthmoving Limited	251.71	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.72	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.
Rooney Earthmoving Limited	251.73	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>  Enable the relocation of buildings and shipping containers in the <u>General Rural Zone</u> , General Industrial zone and Port Zone.
Rooney Earthmoving Limited	251.74	RELO - Relocated Buildings and Shipping Containers	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>  Enable shipping containers where:  1. they are screened so that they are not <u>readily</u> visible from any road; or  [...]
Rooney Earthmoving Limited	251.75	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 : <u>Controlled Permitted</u></b>  <b>Where:</b>  <b>CON-1</b>  The shipping container is either:  located more than 20m from a road boundary; or  is not visible from the road; and  <b>CON-2</b>  [...]
Rooney Earthmoving Limited	251.76	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 and to apply to all zones and allow for regular temporary events such as markets that add to the vibrance of the community.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.77	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> <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>no higher than 1m above ground level; or</i> <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> <b>PER-2</b> [...]
Rooney Earthmoving Limited	251.78	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> .
Rooney Earthmoving Limited	251.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain <b>MRZ-P3 innovative approaches</b> as notified.
Rooney Earthmoving Limited	251.80	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>no higher than 1m above ground level; or</i> <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> <b>PER-2</b> [...]
Rooney Earthmoving Limited	251.81	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> .

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.82	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> .
Rooney Earthmoving Limited	251.83	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.
Rooney Earthmoving Limited	251.84	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.
Rooney Earthmoving Limited	251.85	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 income stream for that property.	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.
Rooney Earthmoving Limited	251.86	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> <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></b>
Rooney Earthmoving Limited	251.87	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	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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					scope of the use of those residential units is not a sustainable use of existing resources. [see original submission for full reason]	<p><i>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</i></p> <p><b>PER-2</b> <i>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</i></p> <p><b>PER-3</b> <i>It is located on the same site where the permanent full worker is employed.</i></p> <p>Note: any associated building and structure must be constructed in accordance with GRUZ-R13.</p>
Rooney Earthmoving Limited	251.88	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.
Rooney Earthmoving Limited	251.89	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.	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b>GIZ-R2 Industrial ancillary activities</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> <i>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>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></i></p> <p><b>PER-2</b> <i>The activity does not include a residential activity; and</i></p> <p><b>PER-3</b> 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> <i>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</i></p>
Rooney Earthmoving Limited	251.90	DEV1 - Broughs Gully Residential Development Area	General	General	The submitters have a neutral position on DEV-1.	None specified.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Rooney Earthmoving Limited	251.91	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</b> to <b>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'.
Rooney Earthmoving Limited	251.92	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.
Rooney Earthmoving Limited	251.93	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 <b>DEV3-R1.PER-2</b> 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'.
Rooney Earthmoving Limited	251.94	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S1 Rooding	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 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 Rooding 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.	Amend <b>DEV3-S1 Rooding</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.
Rooney Earthmoving Limited	251.95	SCHED1 - Schedule of Rooding 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 Rooding Hierarchy to include ROAD 5 or note on DEV3 - Washdyke Industrial Development Plan that ROAD 5 is a Local Road.
Rooney Earthmoving Limited	251.96	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.



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary								
Rooney Earthmoving Limited	251.97	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S3 Walkway/cycleways	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> .								
Rooney Earthmoving Limited	251.98	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.								
Rooney Earthmoving Limited	251.99	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>  <table border="0"> <thead> <tr> <th><i>Name of Waterbody</i></th> <th><i>Area subject to Public Access Provisions</i></th> </tr> </thead> <tbody> <tr> <td><i>Unnamed Tributary of Pareora River</i></td> <td><i>Along only, entire length</i></td> </tr> </tbody> </table>	<i>Name of Waterbody</i>	<i>Area subject to Public Access Provisions</i>	<i>Unnamed Tributary of Pareora River</i>	<i>Along only, entire length</i>				
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<i>Unnamed Tributary of Pareora River</i>	<i>Along only, entire length</i>													
Rooney Earthmoving Limited	251.100	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 tributary to be included under the Public Access Provisions.	Amend the Planning Maps by deleting the unnamed tributary of the Pareora River from the Public Access Provisions overlay.								
Rooney Earthmoving Limited	251.101	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>  <table border="0"> <thead> <tr> <th><i>Unique Identifier</i></th> <th><i>Survey Reference</i></th> <th><i>Location</i></th> <th><i>Document Number</i></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<i>Unique Identifier</i>	<i>Survey Reference</i>	<i>Location</i>	<i>Document Number</i>				
<i>Unique Identifier</i>	<i>Survey Reference</i>	<i>Location</i>	<i>Document Number</i>											
Rooney Earthmoving Limited	251.102	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>								
Timaru Developments Limited	252.1	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	Request the PTDP to be more enabling and restricts where necessary to achieve statutory requirements.								

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
					unnecessary and will result in additional costs and delays without adding any value in terms of environmental outcomes and sustainable management.	
Timaru Developments Limited	252.2	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.
Timaru Developments Limited	252.3	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.
Timaru Developments Limited	252.4	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.
Timaru Developments Limited	252.5	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 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.	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 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.
Timaru Developments Limited	252.6	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>
Timaru Developments Limited	252.7	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.
Timaru Developments Limited	252.8	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.9	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 (excluding light emitted from vehicles) that emits directly into the outdoor environment.</i>
Timaru Developments Limited	252.10	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.
Timaru Developments Limited	252.11	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>
Timaru Developments Limited	252.12	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.
Timaru Developments Limited	252.13	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 3. And add a new enabling policy to encourage and promote large scale solar arrays to generate renewable electricity.
Timaru Developments Limited	252.14	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 a 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> .
Timaru Developments Limited	252.15	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	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
				small-scale renewable electricity generation and its use.		
Timaru Developments Limited	252.16	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 <b>EI-R35 The installation and upgrading of large-scale renewable electricity generation activities</b> to exclude solar arrays. And 2. Include new policy and rules to enable large scale solar arrays as requested earlier.
Timaru Developments Limited	252.17	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.
Timaru Developments Limited	252.18	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	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>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.19	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 external cladding of buildings or structures	The submitters have a neutral position SW-R7 as the effects of the rule are still being assessed.	Not specified.
Timaru Developments Limited	252.20	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.
Timaru Developments Limited	252.21	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>
Timaru Developments Limited	252.22	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> <i>4. <del>3.</del> landscaping in provided parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.</i>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.23	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> .
Timaru Developments Limited	252.24	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.
Timaru Developments Limited	252.25	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.
Timaru Developments Limited	252.26	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.
Timaru Developments Limited	252.27	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</b> with the following matters considered: <b>TRAN-S19 Lighting of parking and manoeuvring</b> 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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.28	SASM - Sites and Areas of Significance to Māori	Rules	SASM-R1 Earthworks not including quarrying and mining	<p>Oppose SASM-R1(1) PER-1 as considers the maximum area of 750m<sup>2</sup> is too restrictive for earthworks associated with 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>Amend <b>SASM-R1</b> as follows:</p> <p><b>SASM-R1 Earthworks not including quarrying and mining</b></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> <u>2000m<sup>2</sup></u>; or</i></p>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<p>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</p> <p><b>PER-2</b></p> <p>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.</p> <p><b>2. Wāhi Taoka and Wai Taoka Overlay</b></p> <p>[...]</p> <p><del><b>3. Wāhi tapu and wai tapu overlays</b></del></p> <p><del>Activity status: Restricted Discretionary</del></p> <p><del><b>Where:</b></del></p> <p><del><b>RDIS-1</b></del></p> <p><del>All earthworks, including those associated with and under new buildings/structures, and including those necessary for the installation of infrastructure/utilities.</del></p> <p><del><b>Matters of discretion are restricted to:</b></del></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the potential adverse effects, including on sensitive tangible and/or intangible cultural values as identified through engagement with Te Rūnanga o Arowhenua; and</del></p> <p><del>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</del></p> <p><del>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</del></p> <p><del>the appropriateness of any mitigation measures proposed; and</del></p> <p><del>whether the proposed activity provides an opportunity to recognise Kāti Huirapa culture, history and identity associated with the site/area, and any potential to:</del></p> <p><del>affirm the connection between mana whenua and place; or</del></p> <p><del>enhance the cultural values of the site/area; or</del></p> <p><del>provide for the relationship of Kāti Huirapa with their taoka;</del></p> <p><del>commensurate with the scale and nature of the proposal; and</del></p> <p><del>any opportunities to maintain or enhance the ability of Kāti Huirapa to access and use the Site or Area of Significance; and</del></p> <p><del>where the earthworks will remove indigenous vegetation, the nature of any effects on mahika kai and other customary uses; and</del></p>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
						<i>in respect of utilities, the extent to which the proposed utility has functional needs for its location.</i>  <i>Note: Limited notification of Te Rūnanga o Arowhenua is likely to be required under this rule.</i>
Timaru Developments Limited	252.29	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 750m <sup>2</sup> is too restrictive for mining and quarrying in this area.	Amend <b>SASM-R5 Mining and quarrying</b> by excluding SASM6 from the 750m <sup>2</sup> earthwork limit for permitted activity under SASM-R5.1.PER-1.
Timaru Developments Limited	252.30	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.
Timaru Developments Limited	<del>252.31</del>	<del>Planning Maps</del>	<del>Significant natural Areas overlay</del>		Submission point deleted to duplication, refer submission point 252.30.	Refer submission point 252.30.
Timaru Developments Limited	252.32	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>
Timaru Developments Limited	252.33	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.  [Refer original submission for full reason]	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.
Timaru Developments Limited	252.34	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.35	ECO - Ecosystems and	Rules	ECO-R6 Subdivision of land containing a	Oppose ECO-R6 as subdivision of land containing a SNA should not be a discretionary activity simply because the site has a	Amend the heading of <b>ECO-R6</b> as follows:
		Indigenous Biodiversity		Significant Natural Area	SNA within it. The SNA is unlikely to be affected by the subdivision unless the boundary change dissects the SNA.	<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.
Timaru Developments Limited	252.36	SCHED-10 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> .
Timaru Developments Limited	252.37	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> .
Timaru Developments Limited	252.38	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> <del><b><i>VAL overlay</i></b></del> <b><i>Activity status: Restricted Discretionary</i></b> <b><i>[...]</i></b>
Timaru Developments Limited	252.39	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: 11. For any subdivisions within VAL; and 12. For boundary adjustment subdivision and subdivisions for primary production on ONF and ONL. And consider the above activities should not be controlled under this rule	Amend <b>NFL-R9 Subdivision</b> as follows: 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
Timaru Developments Limited	252.40	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.
Timaru Developments Limited	252.41	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.
Timaru Developments Limited	252.42	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.
Timaru Developments Limited	252.43	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:
Timaru Developments Limited	252.44	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.
Timaru Developments Limited	252.45	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.
Timaru Developments Limited	252.46	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.
Timaru Developments Limited	252.47	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.
Timaru Developments Limited	252.48	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.49	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.  [Refer original submission for full reason]	And a new policy to the <b>SUB-Subdivision Chapter</b> to provide for a waiver or a reduction for esplanade requirements;  AND  Related relief sought to other submission points on SUB Chapter policies.
Timaru Developments Limited	252.50	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 <b>the General Residential Zone and</b> the Medium Density Zone for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and</i>  [...]
Timaru Developments Limited	252.51	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>  <del>Avoid</del> <i>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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.52	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> SUB- S1 is complied with; and  <b>CON-2</b> SUB-S2 to SUB- S7 are complied with.  <b>Matters of control are restricted to:</b> [...]
Timaru Developments Limited	252.53	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.
Timaru Developments Limited	252.54	SUB - Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	Considers SUB-S1.6 should be amended to allow for legal access to road frontage.	Amend <b>SUB-S1</b> as follows: <b>SUB-S1 Allotment sizes and dimensions</b> <b>SUB-S1</b> <b>6.</b> <b>General Industrial Zone</b> Allotments must have <u>legal access to</u> a minimum road frontage width of 7m. [...]
Timaru Developments Limited	252.55	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>SUB-S3 Water supply</b> <b>1.</b> <b>General Rural Zone</b> 1. All allotments within a rural water supply scheme must have either: a. Approval for the allotment to connect to a rural water supply scheme.... b.[...] c. Evidence the future use of the allotment does not require water supply, <del>and a consent notice is proposed altering future purchasers.</del> [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.56	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.
Timaru Developments Limited	252.57	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.
Timaru Developments Limited	252.58	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.	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.
					[Refer original submission for full reason]	
Timaru Developments Limited	252.59	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 minor activities to be undertaken as a permitted activity as intended.	Request to amend <b>EW-R1 Earthworks</b> by removing the requirement to provide two weeks notice in PER-2
Timaru Developments Limited	252.60	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.
Timaru Developments Limited	252.61	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.
Timaru Developments Limited	252.62	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.63	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> .
Timaru Developments Limited	252.64	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.
Timaru Developments Limited	252.65	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.
Timaru Developments Limited	252.66	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).
Timaru Developments Limited	252.67	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).
Timaru Developments Limited	252.68	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 Change 22 to the Mackenzie District Plan provides a more pragmatic framework.	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.69	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>4. be fully shielded (see Figure 18 – Lighting Fixtures); and</i> <i>5. have a colour corrected temperature of no greater than 3000K (warm white); and</i> <i>6. be installed in a manner that precludes operation between 10pm and 7am the following day; and</i> <i>7. meet the illumination levels set out in Table 22, when measured at boundary of the Light Sensitive Area.</i>
Timaru Developments Limited	252.70	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.
Timaru Developments Limited	252.71	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.
Timaru Developments Limited	252.72	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	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.
				(not listed in NOISE-R12)		
Timaru Developments Limited	252.73	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>



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.74	RELO - Relocated Buildings and Shipping Containers	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> Enable shipping containers where: 1. they are screened so that they are not <b>readily</b> visible from any road; or [...]
Timaru Developments Limited	252.75	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: located more than 20m from a road boundary; or is not visible from the road; and <b>CON-2</b> [...]
Timaru Developments Limited	252.76	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 and to apply to all zones and allow for regular temporary events such as markets that add to the vibrance of the community.
Timaru Developments Limited	252.77	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> <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>no higher than 1m above ground level; or</i> <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> <b>PER-2</b> [...]

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.78	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> .
Timaru Developments Limited	252.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain <b>MRZ-P3 innovative approaches</b> as notified.
Timaru Developments Limited	252.80	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>no higher than 1m above ground level; or</i> <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> <b>PER-2</b> [...]
Timaru Developments Limited	252.81	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> .
Timaru Developments Limited	252.82	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> .
Timaru Developments Limited	252.83	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.

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary
Timaru Developments Limited	252.84	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.
Timaru Developments Limited	252.85	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 income stream for that property.	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.
Timaru Developments Limited	252.86	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>  <i>Where located in a SASM, <del>the</del> 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>
Timaru Developments Limited	252.87	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>  <i>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</i>  <b>PER-2</b>  <i>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</i>  <b>PER-3</b>  <i>It is located on the same site where the permanent full worker is employed.</i>
						Note: any associated building and structure must be constructed in accordance with GRUZ-R13.
Timaru Developments Limited	252.88	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.

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Timaru Developments Limited	252.89	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> <i>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>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</u>; and</i> <b>PER-2</b> <i>The activity does not include a residential activity; and</i> <b>PER-3</b> Any ancillary activity(s): <i>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</i> <i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</i> <b>PER-4</b> <i>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</i>
Timaru Developments Limited	252.90	DEV1 - Broughs Gully Residential Development Area	General	General	The submitters have a neutral position on DEV-1.	None specified.
Timaru Developments Limited	252.91	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'.
Timaru Developments Limited	252.92	DEV2 - Gleniti Residential	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	Amend <b>DEV2-S3</b> to achieve the following:

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		Development Area			considers this absurd and not practically possible as the developer will not own all the sites within DEV2.	-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.
Timaru Developments Limited	252.93	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 <b>DEV3-R1.PER-2</b> 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'.
Timaru Developments Limited	252.94	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S1 Rooding	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 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 Rooding 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.	Amend <b>DEV3-S1 Rooding</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.
Timaru Developments Limited	252.95	SCHED1 - Schedule of Rooding 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 Rooding Hierarchy to include ROAD 5 or note on DEV3 - Washdyke Industrial Development Plan that ROAD 5 is a Local Road.
Timaru Developments Limited	252.96	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.
Timaru Developments Limited	252.97	DEV3 - Washdyke Industrial Development Area	Standards	DEV3-S3 Walkway/cycleways	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	Delete <b>DEV3-S3</b> .

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					to be taken upon subdivision, then compensation should be paid to the landowner. [see original submission for full reason]	
Timaru Developments Limited	252.98	APP4 Form for 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.
Timaru Developments Limited	252.99	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> <b>Name of Waterbody</b> <b>Area subject to Public Access</b> <i>Unnamed Tributary of Pareora River</i> <i>Along only, entire length</i>
Timaru Developments Limited	252.100	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 tributary to be included under the Public Access Provisions.	Amend the Planning Maps by deleting the unnamed tributary of the Pareora River from the Public Access Provisions overlay.
Timaru Developments Limited	252.101	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>
Timaru Developments Limited	252.102	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: <del><b>Bat Protection Overlay</b></del> <b>Bat Habitat Identification Area</b>
Roselyne Yeandle	253.1	SASM - Sites and Areas of Significance to Māori	General	General	Oppose the SASM chapter and considers the rule changes are unfair. Considers there was lack of consultation on these matters. Considers there is lack of explanation by Runanga and the blanket coverage of the wider Temuka area is considered unacceptable.	Delete all SASMs from the submitter's land and throughout the Timaru District.
Roselyne Yeandle	253.2	ECO - Ecosystems and Indigenous Biodiversity	General	General	Oppose the provisions that relate to SNAs and considers the rule changes are unfair. Considers there was lack of consultation on these matters. Considers there is lack of explanation by Runanga and the blanket coverage of the wider Temuka area is considered unacceptable.	Delete all SNAs from the submitter's land and throughout the Timaru District.

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Grant Coldicott	254.1	GRUZ - General Rural Zone	Rules	GRUZ-R14 Use of airstrips and helicopter landing sites	Oppose the restriction in GRU-R14.PER-3 which limits the number of aircraft movements on private land. Considers private flying, flight training, and associated aviation on private land have been part of Timaru's history and the submitter's recreational aircraft operation generates insignificant effects and often not noticed by close neighbours. Considers the restriction are unnecessary with no public benefit.	Amend <b>GRU-R14.PER-3</b> to: <ol style="list-style-type: none"> <li>1. preserve existing rights to the quiet and peaceful enjoyment of one's property and allow land owners to use common sense in exercising unrestricted aircraft movement rights from their properties.</li> <li>2. allow the maximum flexibility to ensure aviators have the rights to land and take off at suitable sites on private land with the consent of land owner.</li> <li>3. not arbitrarily restrict the freedom of land owners to allow aircraft to take off and land on suitable sites and the pilots in command must not be restrained from carrying out a landing or take off at a site approved by the land owner.</li> </ol>
NZ Frost Fans Limited	255.1	General	General	General	Considers that the PDP generally fails to give effect to NPS-HPL, in particular it does not: <ol style="list-style-type: none"> <li>1. ensure the protection of highly productive land as defined in the NPS - HPL;</li> <li>2. prioritise the use of highly productive land for land-based production activities;</li> <li>3. adequately protect highly productive land from inappropriate (non-production) use and development,</li> <li>4. manage reverse sensitivity effects in a manner that may constrain land based primary production activities on highly productive land.</li> </ol>	That the Objectives, Policies and Methods of the PDP be amended and/or included to give effect to the NPS-HPL.
NZ Frost Fans Limited	255.2	SD - Strategic Direction	Objectives	SD-09 Rural Areas	Considers that while the objective generally protects highly productive land and associated appropriate land uses well, it needs to better reflect the NPS HPL and doesn't recognise the priority that is required to be given to land based primary production on highly productive land.	1. That the Objectives, Policies and Methods of the PDP be amended and/or included to give effect to the NPS-HPL. AND 2. Amend <b>SD-09 Rural Areas</b> as follows: <i>A range of <del>primarily</del> <b>predominantly</b> productive activities are enabled in the rural environment <del>to enable that prioritise</del> the ongoing use of land for primary production for present and future generations, while:</i> <ol style="list-style-type: none"> <li>i. Protecting versatile soils for productive uses;</li> <li>ii. managing the adverse effects of intensive activities on sensitive activities;</li> <li>iii. <del>managing</del> <b>avoiding</b> the adverse effects of new sensitive activities on primary production;</li> <li>iv. avoiding activities that have no functional/operational need to locate in the rural area;</li> <li>v. identifying and maintaining the character, qualities and amenity values of rural areas;</li> <li>vi. ensuring Future Development Area overlay remains available for future urban or rural lifestyle development.</li> </ol>
NZ Frost Fans Limited	255.3	VS - Versatile Soil	General	General	Considers that the VS - Versatile Soils Chapter does not implement the NPS-HPL. Any overlay needs to include class 1, 2 and 3 soils and the objectives, policies and rules need to address all matters in the NPS, including enabling and prioritising appropriate uses, precluding inappropriate use and avoiding reverse sensitivity,	Amend the objectives, policies and methods and / or included to give effect to the NPS-HPL.

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NZ Frost Fans Limited	255.4	NOISE - Noise	General	General	Considers that the NOISE - Noise Chapter does not appropriately give effect to the NPS- HPL, in so far that priority land uses on HPL as set out in CI3.9(3), CI3.12 and CI3.13 are not provided for. The PDP generally fails to give effect to NPS-HPL.  This includes NOISE-O1, NOISE-O2, NOISE-P1, NOISE-P5, NOISE-R1, NOISE-R9, NOISE-S2, NOISE S3, TABLE 24, 25 and 26.	Amend the objectives, policies and methods and / or included to give effect to the NPS-HPL.
NZ Frost Fans Limited	255.5	NOISE - Noise	Objectives	NOISE-O1 Activities that generate noise	The objective does give effect to the policy direction in the NPS-HPL to prioritise land based primary production on highly productive soils and avoid reverse sensitivity effects, which may include noise.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend <b>NOISE-O1 Activities that generate noise</b> as follows: <i>Noise effects generated by activities are compatible with the purpose, character and qualities of each zone and do not compromise the health and well-being of people and communities <u>where sensitive activities are prioritised in a location.</u></i>
NZ Frost Fans Limited	255.6	NOISE - Noise	Objectives	NOISE-O2 Reverse Sensitivity	The objective is generally supported. However, it is unclear why primary production activities in general are not included.  The Objective fails to give effect to the NPS-HPL insofar as the protection from reverse sensitivity effects does not include primary production activities in the rural land resource.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend <b>NOISE-O2 Reverse Sensitivity</b> as follows: <i>The Airport, Raceway, State Highway, railway lines, <del>and</del> the Port, <u>land based primary production activities on the rural land resource</u>, and activities located within commercial, mixed use and Industrial zones are not constrained by reverse sensitivity effects arising from noise sensitive activities.</i>
NZ Frost Fans Limited	255.7	NOISE - Noise	Policies	NOISE-P1 Maintenance of zone character and qualities	The policy is generally accepted, but does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses, and their associated noise on highly productive soils.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend <b>NOISE-P1 Maintenance of zone character and qualities</b> as follows: <i>Enable the generation of noise when it is of a type, character and level that is appropriate, having regard to:</i> <i>1. the purpose, character and qualities of the zone that the activity is located in;</i> <i>2. the nature, scale, frequency and duration of the noise generating activity;</i> <i>3. methods of mitigation; <del>and</del></i> <i>4. the sensitivity of the surrounding environment. <u>, and</u></i> <i>5. <u>the priority given to land based primary production activities on highly productive land.</u></i>
NZ Frost Fans Limited	255.8	NOISE - Noise	Policies	NOISE-P5 Reverse sensitivity	The policy is generally supported, but does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend <b>NOISE-P5 Reverse sensitivity</b> as follows:



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						<p>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:</p> <p>[...]</p> <p>For the purpose of this Policy, higher noise environments include:</p> <p>[...]</p> <p>3. <u>locations in close proximity to a State Highway or the railway line; and</u></p> <p>4. <u>land deemed highly productive pursuant to the National Policy Statement for Highly Productive Land, and;</u></p> <p>5. <u>land within 300m of an existing or consented frost fan.</u></p>
NZ Frost Fans Limited	255.9	NOISE - Noise	Rules	New	While submitter agrees that priority should be given to agricultural noise in NOISE-R1 PER-2, there appears to be differing interpretations regarding what 'normal' seasonal horticultural practice entails. A frost fan specific suite of provisions should be included in the noise chapter.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p> <p>2. Amend the plan the same as or similar to as follows:</p> <p><b><u>NOISE-RX/SX Frost fans</u></b></p> <p><b><u>Permitted Activity</u></b></p> <p><b><u>1 Noise from a frost fan:</u></b></p> <p><b><u>a. shall not be required to comply with the noise limits in NOISE-S2;</u></b></p> <p><b><u>b. must not exceed 55dB LAeq (15min) at any point within the notional boundary of any existing dwelling, visitor accommodation or other habitable building (other than on the property on which the frost fan is situated);</u></b></p> <p><b><u>2. Frost fans must only be operated for protection of crops from frost from bud burst to harvest, with the exception that frost fans may also be operated in the following circumstances:</u></b></p> <p><b><u>a. for the purposes of maintenance and testing, limited to operation between 8.00 am to 5.00 pm on any day;</u></b></p> <p><b><u>b. for compliance monitoring at any time when the monitoring is undertaken by the Council or, where the monitoring is undertaken by a third party, when the Council has been notified.</u></b></p> <p><b><u>c. Noise from any frost fan which has special audible characteristics such as tonality or impulsiveness, must have a 5dB penalty added to the measured level to comply with the Standard NZS 6802:2008 Acoustics - Environmental Noise.</u></b></p> <p><b><u>3 No less than 10 workings days after a frost fan is established on a site a plan showing the location of the proposed frost fan(s) (with accurate NZTM coordinates) and area it is designed to cover must be provided to Council for use on a non-statutory GIS layer to enable management of reverse sensitivity in GRUZ-S4.4, and NOISE-S3;</u></b></p>
NZ Frost Fans Limited	255.10	NOISE - Noise	Rules	NOISE-R9 Any new building for use by a noise sensitive activity and	The rule is generally supported, but the rule does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p>

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				alterations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)	land based primary production activities on highly productive land.	2. Amend the spatial area (first column) of <b>NOISE-R9</b> as follows: <b><i>Any site within 40m of a State Highway with a posted speed limit of 50 km/hr or less</i></b> <b><i>[...]</i></b> <b><i>Outer Control boundary of the Port Noise Control Overlay</i></b> <b><i><u>Any noise sensitive activity located in the rural zone and also within 300m of an existing or consented frost fan</u></i></b>
NZ Frost Fans Limited	255.11	NOISE - Noise	Standards	NOISE-S2 Noise limits	The standard is generally supported but, the standard does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend <b>NOISE-S2 Noise limits</b> as follows: <b><i>Any activity must comply with the noise limits set out in Table 24 - Noise Performance Standards, at any site in separate ownership-, <u>excluding frost fans which must comply with NOISE-SX/RX Frost fans.</u></i></b>
NZ Frost Fans Limited	255.12	NOISE - Noise	Standards	NOISE-S3 Acoustic insulation	The standard is generally supported, but the standard does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend the spatial area (first column) <b>NOISE-S3 Acoustic insulation</b> as follows: <b>1.</b> <b><i>Within 40m of a State Highway with a posted speed limit of 50 km/hr or less</i></b> <b><i>[...]</i></b> <b><i>City Centre Zone</i></b> <b><i><u>Any noise sensitive activity located in the rural zone and also within 300m of an existing or consented frost fan</u></i></b>
NZ Frost Fans Limited	255.13	NOISE - Noise	Standards	NOISE-S4 Ventilation requirements	Supports healthy dwelling spaces while avoiding reverse sensitivity effects on land based primary production on highly productive soils.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND/OR 2. Retain as notified.
NZ Frost Fans Limited	255.14	NOISE - Noise	Standards	Table 24 - Noise performance standards	Supports healthy dwelling spaces while avoiding reverse sensitivity effects on land based primary production on highly productive soils.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND/OR 2. Retain as notified.
NZ Frost Fans Limited	255.15	NOISE - Noise	Standards	Table 25 - Minimum construction requirements for external building elements of habitable rooms to	Supports healthy dwelling spaces while avoiding reverse sensitivity effects on land based primary production on highly productive soils.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND/OR 2. Retain as notified.

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				achieve an advanced level of acoustic insulation		
NZ Frost Fans Limited	255.16	NOISE - Noise	Standards	Table 26 - Minimum construction requirements for external building elements of habitable rooms to achieve a moderate level of acoustic insulation	Supports healthy dwelling spaces while avoiding reverse sensitivity effects on land based primary production on highly productive soils.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND/OR 2. Retain as notified.
NZ Frost Fans Limited	255.17	GRUZ - General Rural Zone	General	General	The provisions of the General Rural Chapter need to be strengthened and/or provisions added to adequately give effect to the NPS - HPL, as the PDP is:  1. Not ensuring the protection of highly productive land as defined in the NPS - HPL;  2. Not prioritising the use of highly productive land for land based production activities;  3. Not adequately protecting highly productive land from inappropriate (non-production) use and development,  4. Not managing reverse sensitivity effects in a manner that may constrain land based primary production activities on highly productive land.  Provisions separating non-productive uses from the effects of productive uses will be necessary. This would include avoiding the establishment of non-production uses, separation and noise insulation requirements for sensitive and non-productive uses. This includes GRUZ-O1, GRUZ-O2, GRUZ-O4, GRUZ-P1, GRUZ-P3, GRUZ-P5, GRUZ-P8, GRUZ-P9, 7 GRUZ-R4, GRUZ-R7, GRUZ-R8, GRUZ-R10, GRUZ-S1, and GRUZ-S4.	Amend the objectives, policies and methods and / or included to give effect to the NPS-HPL.
NZ Frost Fans Limited	255.18	GRUZ - General Rural Zone	Objectives	GRUZ-O1 Purpose of the General Rural Zone	Support this objective as it generally gives effect to NPS-HPL.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND/OR 2. Retain as notified.
NZ Frost Fans Limited	255.19	GRUZ - General Rural Zone	Objectives	GRUZ-O2 Character and qualities of the General Rural Zone	The objective is generally supported as appropriate. However, the objective does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL. AND 2. Amend <b>GRUZ-O2 Character and qualities of the General Rural Zone</b> as follows:  <i>The character and qualities of the General Rural Zone comprise:</i>

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						<p>1. large allotments with large areas of open space; and</p> <p>2. a working environment of mostly utilitarian buildings, <u>machinery</u> and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</p> <p>3. higher levels of amenity immediately around <del>sensitive activities and</del> zone boundaries; and</p> <p>4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</p>
NZ Frost Fans Limited	255.20	GRUZ - General Rural Zone	Objectives	GRUZ-O3 Protecting primary production	The objective partially gives effect to the NPS-HPL insofar as priority is given to land based primary production land uses on highly productive land and by managing reverse sensitivity effects on land based primary production activities on highly productive land.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p> <p>2. Amend <b>GRUZ-O3 Protecting primary production</b> as follows: <i>The land resource of the General Rural Zone, <u>and the ability to undertake land based primary production</u>, is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities.</i></p>
NZ Frost Fans Limited	255.21	GRUZ - General Rural Zone	Objectives	GRUZ-O4 Protecting sensitive activities and sensitive zones	The objective does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land. In many instances there are no alternative locations for these uses, whereas sensitive uses may have alternative locations available or that are more appropriate.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND either:</p> <p>2. Delete <b>GRUZ-O4 Protecting sensitive activities and sensitive zones</b></p> <p>OR</p> <p>3. Amend <b>GRUZ-O4</b> as follows: <i>Intensive <del>primary production</del>, mining, quarrying and other intensive activities generates no or minimal adverse effects on:</i></p> <p><del>1. sensitive activities; and</del></p> <p><del>2. land <u>close to located in</u> Residential, Rural settlement, Māori Purpose and Open space zones.</del></p>
NZ Frost Fans Limited	255.22	GRUZ - General Rural Zone	Policies	GRUZ-P1 Primary production activities	The policy is generally supported as appropriate. However, the policy does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p> <p>2. Amend <b>GRUZ-P1 Primary production activities</b> as follows: <i>Enable a range of primary production activities, where they:</i></p> <p>1. allow for the ongoing productive use of land for present and future generations; or</p> <p>2. maintain the character and qualities of the General Rural Zone; and</p> <p><del>3. meet the standards and requirements to minimise adverse effects on sensitive activities and the environment and prioritise them over activities that do not have a functional or operational need to locate in the General Rural Zone.</del></p>
NZ Frost Fans Limited	255.23	GRUZ - General Rural Zone	Policies	GRUZ-P5 Protecting primary production	The policy is generally supported as appropriate. However, the policy does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p>

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					productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	<p>AND</p> <p>2. Amend <b>GRUZ-P5 Protecting primary production</b> as follows:</p> <p><i>Manage sensitive activities in the zone to ensure:</i></p> <ol style="list-style-type: none"> <li>1. they are located to avoid adverse effects on primary production; or</li> <li>2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production activities.</li> <li>3. <u>that they do not locate in the General Rural Zone unless they have a functional or operational need to.</u></li> </ol>
NZ Frost Fans Limited	255.24	GRUZ - General Rural Zone	Policies	GRUZ-P8 Residential activities (not including workers accommodation listed in GRUZ-P9)	The policy does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p> <p>2. 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. fragmentation of rural land for non-primary production activities is avoided; and</li> <li>2. the character and qualities of the General rural zone are maintained; and</li> <li>3. the requirements of GRUZ-P5 are met; and</li> <li>4. any minor residential unit is ancillary and subordinate to the site's principal residential unit.</li> <li>5. <u>the undertaking of land-based primary production is prioritised.</u></li> </ol>
NZ Frost Fans Limited	255.25	GRUZ - General Rural Zone	Rules	GRUZ-R4 Residential units, excluding seasonal workers accommodation and permanent workers accommodation	The rule does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land. In particular, non-compliance with PER-3 should be a non-complying activity.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p> <p>2. Amend <b>GRUZ-R4 Residential units, excluding seasonal workers accommodation and permanent workers accommodation</b> so that non-compliance with PER-3 results in a non-complying activity.</p>
NZ Frost Fans Limited	255.26	GRUZ - General Rural Zone	Standards	GRUZ-S1 Height of buildings and structures	Support GRUZ-S1.2 height of 15m for other buildings and structures height provision.	Retain as notified.
NZ Frost Fans Limited	255.27	GRUZ - General Rural Zone	Standards	GRUZ-S4 Setbacks for sensitive activities	The standard is generally supported as appropriate. However, the standard does not give effect to the NPS-HPL insofar as priority is not given to land based primary production land uses on highly productive land by not appropriately managing reverse sensitivity effects on land based primary production activities on highly productive land.	<p>1. Amend the objectives, policies and methods of the PDP and / or included to give effect to the NPS-HPL.</p> <p>AND</p> <p>2. Amend <b>GRUZ-S4 Setbacks for sensitive activities</b> as follows:</p> <p><b>General Rural Zone</b></p> <ol style="list-style-type: none"> <li>1. No new sensitive activity may be established within 500m from:</li> </ol>

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						<p>[...]</p> <p>3. <i>No new building for a sensitive activity may be erected within 20m of an existing shelter belt.</i></p> <p>4. <i><u>No new building for a sensitive activity may be established within 300m of an existing or consented frost fan.</u></i></p>
NZ Frost Fans Limited	255.28	Planning Maps	Non statutory layer		To support appropriate noise and reverse sensitivity provisions relating to frost fans, the submitter requests that the location of frost fans should be collected and included in a non-statutory layer in order to implement the NPS-HPL.	Amend the Planning Maps to include the location of frost fans as a non-statutory layer.