



**CENTRAL  
HAWKE'S BAY**  
DISTRICT COUNCIL

**REPORT OF HEARING  
PANEL**

**Independent Hearing Commissioners:**

Robert Schofield (Chair)  
Loretta Lovell  
Roger Maaka  
Kate Taylor  
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**TOPIC 2B**

**Strategic Direction: Sustainable Subdivision and Building**

**REPORT DATED**

**4 May 2023**

**DATE OF HEARING**

**30 March 2022**

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## List of Submitters and Further Submitters addressed in this Report

<b>Submitter Name</b>	<b>Submission Number(s)</b>
Fire and Emergency New Zealand (FENZ)	S57
Hawke's Bay Regional Council (HBRC)	S11
Horticulture New Zealand (Hort NZ)	S81
Ngā hapū me ngā marae o Tamatea (NHMT)	S125
Royal Forest and Bird Protection Society (Forest & Bird)	S75
The Surveying Company	S50

<b>Further Submitter Name</b>	<b>Further Submission Number(s)</b>
N/A	N/A

# PART A – PRELIMINARY MATTERS

## 1 Introduction

### 1.1 Scope of this report

- 1.1.1 This document details the evaluation and recommended decisions of the Proposed Central Hawke’s Bay District Plan Hearings Panel on the submissions and evidence relating to Strategic Direction – Sustainable Subdivision and Building considered at the Urban Environment, Sustainability and General District Wide Matters topic hearing, held on 30 March 2022, at the Central Hawke’s Bay District Council Chambers, Waipawa.
- 1.1.2 The recommendations in this report, together with all of the other recommendations of the Hearing Panel on submissions on the PDP, will all go before the full Council following the end of the hearings, for consideration and formal decisions.
- 1.1.3 Our report focuses on the key issues in contention. Where there is no contention, such as submitter support for certain provisions, or minor matters where proposed changes are recommended in response to submissions, we have adopted the s42A report’s recommendations and the underlying evaluation behind such changes.

### 1.2 Statutory considerations

- 1.2.1 The Panel’s Report on Preliminary Matters and Statutory Requirements sets out the statutory framework and requirements for preparing a District Plan, as well as case law guidance for our consideration and recommendations. This framework is not repeated in this report. This report should be read in conjunction with the Report on Preliminary Matters and Statutory Requirements.
- 1.2.2 This report will refer to the s42A report ‘Officer’s Report: Strategic Direction – Sustainable Subdivision and Building’ prepared by Ms Tiffany Gray.
- 1.2.3 Sustainable Subdivision and Building is covered in the ‘Remaining District Wide Chapters and Relocated Buildings Provisions Section 32 Topic Report’.
- 1.2.4 As submissions on particular aspects of the PDP are considered through hearing reports, officers are required to consider any alternative provisions put forward in the context of what s32 requires, and when changes are recommended, a further assessment under s 32AA will be provided if the change is a material departure from what was notified. That same obligation to make a further assessment under s32AA also applies to the Panel if it decides to recommend changes as a result of submissions which materially depart from the notified version.
- 1.2.5 Through Minute #5, the Panel urged submitters to provide the hearings with a further assessment under s32AA for any changes to the PDP they were seeking. No s32AA assessments were provided with evidence on the topic the subject of this report.
- 1.2.6 Where the Panel has made amendments to the PDP that are consistent with the recommendations contained within the reporting planners’ s42A and / or rights-of-reply (and where there are relevant joint witness statements) we have adopted the s32AA analysis contained within those reports (unless expressly stated otherwise). Those reports are part of the public record and are available on the CHBDC website.
- 1.2.7 Where the Panel has made amendments to the Plan that are not contained within the reporting planner’s recommendations, we have undertaken the required s32AA analysis and have

incorporated it into the body of our report, with the required assessment forming part of our evaluation. We are satisfied that the required substantive assessment has been undertaken.

### 1.3 Submissions

- 1.3.1 There were 6 submitters across the whole Sustainable Subdivision and Building chapter. There were no further submitters.
- 1.3.2 There were 32 original submission points on the provisions relating to this topic. Of the 32 original submission points, 28 submission points were in support.
- 1.3.3 The 4 submissions points in opposition can be generally summarised as follows:
- Promotion of medium – high density housing;
  - Provision for mitigating reverse sensitivity;
  - Clarification around Council Plans and Bylaws; and
  - Acknowledgement that development may not always have a positive impact on the environment.

### 1.4 Procedural matters

- 1.4.1 There were no pre-hearing meetings or meetings undertaken in accordance with cl8AA of Schedule 1, on the submissions relating to Sustainable Subdivision and Building prior to the finalization of the s42A report. No further consultation or meetings with any parties regarding Sustainable Subdivision and Building have been undertaken since circulation of the s42A report.
- 1.4.2 No procedural matters were raised.
- 1.4.3 No matters of trade competition were raised.

### 1.5 Hearing

- 1.5.1 The hearing was held 30 March 2022 at the Central Hawke’s Bay District Council Chambers, Waipawa. The hearing was adjourned at 5pm on 30 March 2022.
- 1.5.2 Submitters who appeared at the hearing in relation to the Sustainable Subdivision and Building topic, and the key issues under which their evidence is discussed, are shown below in Table 1. All evidence can be found on the PDP Hearing Schedule webpage under the relevant Hearing Topic [<https://www.chbdc.govt.nz/services/district-plan/proposed-district-plan/hearings/hearing-stream-2/>].

**Table 1. Submitters who appeared at Hearing Stream 2: Urban Environment, Sustainability and General District Wide Matters in relation to Sustainable Subdivision and Building Matters**

Submitter (Submitter Number)	Represented by/ experts called	Nature of evidence	Key Issue under which evidence is discussed
Hort NZ (S81, FS17)	Jordyn Landers (corporate)	Submitter statement	Key Issue 2
Forest & Bird (S75, FS9)	-	Submitter statement	Key Issue 2

- 1.5.3 Ms Tiffany Gray, reporting planner on this topic, appeared for the Central Hawke’s Bay District Council. Evidence provided by Ms Gray included:

- Officer’s Report: Strategic Direction – Sustainable Subdivision and Building (“the s42A report), and
  - Opening statement (verbal).
- 1.5.4 Following the adjournment of the hearing on 30 March 2022, Minute 7, the seventh memorandum and direction of the Hearings Panel following Hearing 2 was issued on 12 April 2022. No particular matters were raised in relation to this topic.
- 1.5.5 A written right-of-reply from the Council’s reporting planner was received and circulated on 6 May 2022.

## **1.6 Structure of this report**

- 1.6.1 Given the number, nature and extent of the submissions, we have structured this report according to the key issues identified in the s42A report, rather than present a submission point by submission point evaluation. Many of the submissions addressed the same or related issues and thus a key issue approach avoids undue repetition. Those Key Issues are:
- Key Issue 1: Sustainable Water Use;
  - Key Issue 2: Development; and
  - Key Issue 3: Regulatory Framework.
- 1.6.2 We have structured our evaluation and recommendations on a hierarchical basis, firstly reviewing the overarching issues relating to the topic and those submissions that made general points about the topic, including those seeking a binary relief such as complete withdrawal of relevant plan provisions. Our evaluation includes definitions as relevant.
- 1.6.3 We then turn our evaluation to the higher-level provisions of the PDP relating to the topic: the objectives and policies and associated matters.
- 1.6.4 Thereafter we consider the associated rules and standards, and, where relevant, methods and anticipated environmental results.
- 1.6.5 Finally, we consider whether there were any minor errors that should be rectified or consequential amendments that may be needed as a result of our recommendations.
- 1.6.6 The Panel’s recommendations for each submission point are listed in the table in Appendix B.

# PART B – EVALUATION

## 2 Overview

- 2.1.1 Currently, the ODP contains few provisions relating to promoting efficient resource and energy use, sustainable building design and low impact stormwater attenuation.
- 2.1.2 The 'Initial Scoping 32 Report' prepared in 2017 noted that there was support for sustainable building and living for Central Hawke's Bay conditions. This matter was raised in relation to the Residential Zone as a part of 'Project Thrive' feedback from 2016.
- 2.1.3 In response to community and Council aspirations, the PDP now contains provisions promoting innovative and environmentally sensitive approaches to subdivision and building design within the Strategic Direction chapter. Policies in this chapter seek to promote solar energy, water conservation and low impact urban design, and low impact stormwater attenuation systems.
- 2.1.4 The methods adopted in the chapter include non-regulatory advocacy such as promoting the installation of solar panels on buildings. In support of these, the PDP includes exemptions for domestic water storage tanks, solar panels, solar hot water systems from the height in relation to boundary standards in all zones and exempts storage tanks from setbacks from neighbours.
- 2.1.5 Submissions on the Sustainable Subdivision and Building provisions were generally in support, with the only amendments sought in regard to the wording of Policy SSB-P1, Principal Reasons, and Method SSB-M3.

## 3 Key Issue 1 – Sustainable water use

### 3.1 Proposed Plan provisions

- 3.1.1 Key Issue 1 covers submissions addressing the sustainable use of water generally, including objectives, policies and methods in the SSB – Sustainable Subdivision and Building chapter.

### 3.2 Submissions

- 3.2.1 There were 15 original submission points which addressed the issue of the sustainable use of water generally, with no further submission points arising.
- 3.2.2 Submissions were in support of the entire SSB - Sustainable Subdivision and Building chapter or particular objectives or policies. No changes were sought in relation to the submission points falling under this key issue.

### 3.3 Reporting planner's recommendations (s42A report)

- 3.3.1 The reporting planner noted that all submission points under this key issue were in support of the SSB – Sustainable Subdivision and Building chapter provisions and recommended that SSB – Sustainable Subdivision and Building be retained as notified, subject to any specific amendments as a result of recommendation on Key Issue 2 and Key Issue 3.

### 3.4 Evidence to the hearing

- 3.4.1 No evidence was presented at the hearing on this key issue.



### **3.5 Post hearing information**

- 3.5.1 No additional comments regarding this key issue were noted in the reporting planner's written right-of-reply dated 6 May 2022.

### **3.6 Evaluation and findings**

- 3.6.1 All the submission points under this key issue were in support of the chapter provisions, and the Panel agrees with the reporting planner that no amendments to the PDP should be recommended.

## 4 Key Issue 2 – Development

### 4.1 Proposed Plan provisions

- 4.1.1 Key Issue 2 covers submissions addressing the issue of development, including objectives, policies, methods, principal reasons, and anticipated environmental results in the SSB – Sustainable Subdivision and Building chapter.

### 4.2 Submissions

- 4.2.1 There were 15 original submission points which addressed the issue of development, with no further submission points arising.
- 4.2.2 Submissions were generally in support, the only changes sought were amendments to Policy SSB-P1 by Forest & Bird and Hort NZ and an amendment sought to the ‘principal reasons’ text by Forest & Bird.

### 4.3 Reporting planner’s recommendations (s42A report)

- 4.3.1 In the s42A report, the reporting planner did not recommend any amendments to Policy SSB-P1, in relation to Hort NZ’s (S81.046) request that Policy SSB-P1 promote measures to mitigate reverse sensitivity. The reporting planner noted that reverse sensitivity was addressed elsewhere in the PDP and was not relevant to the matters addressed in this chapter. In relation to Forest & Bird’s request that Policy SSB-P1 refer to promoting ‘medium-high density housing with small footprints’ the reporting planner, while noting some uncertainty as to whether this referred to physical or environmental footprint, considered that the matter of housing footprint was dealt with appropriately elsewhere in the PDP.
- 4.3.2 The reporting planner agreed with Forest & Bird’s submission (S75.018) that the wording of paragraph 1 of ‘SSB – Principal Reasons’ could be improved as a development incorporating sustainability features may still have adverse effects on the environment, notwithstanding any environmental benefits or measures it may produce. The reporting planner recommended the following wording:

[...] **When assessing the environmental effects of** subdivisions or developments that propose environmentally sustainable designs and water conservation and on-site water storage measures, **such measures** will be **taken in account as reducing potential effects or** viewed as having a positive effect on the environment, as part of an overall assessment.

### 4.4 Evidence to the hearing

- 4.4.1 Forest & Bird provided a written statement clarifying the intention of its submission was to refer to a smaller physical footprint, on the basis it considered such houses ultimately had a smaller environmental footprint.
- 4.4.2 Hort NZ tabled a written statement accepting the s42A recommendation in relation to S81.046 but noted that reverse sensitivity was an important consideration particularly in respect of the subdivision and rural zone chapters.

### 4.5 Post hearing information

- 4.5.1 The reporting planner’s written right-of-reply dated 6 May 2022 addressed the issue of reverse sensitivity as raised in Hort NZ’s submission (S81.046) and reiterated her opinion that reverse sensitivity was sufficiently addressed elsewhere in the PDP.

4.5.2 Further in her written right-of-reply the reporting planner considered the written statement of Forest & Bird regarding building footprint and noted the effects of houses were dealt with elsewhere in the PDP, that no evidence had been provided to support Forest & Bird's statement, and there may be good reason for larger footprint houses (including, for example, to house larger families). The reporting planner did not change her recommendation.

## 4.6 Evaluation and findings

4.6.1 The Panel agrees with the reporting planner that reverse sensitivity is addressed elsewhere in the PDP and thus a reference is not needed in Policy SSB-P1 as sought by Hort NZ.

4.6.2 The Panel also agrees with the reporting planner that it is neither appropriate nor necessary to amend Policy SSB-P1 as sought by Forest & Bird. The effects of houses are dealt with elsewhere in the PDP (for example, in managing the height and bulk of buildings), and there may also be good reason for larger footprint houses.

4.6.3 The Panel agrees with the reporting planner's recommendation that SSB – Principal Reasons be amended to improve the wording in recognition that development incorporating sustainability features may still have adverse effects on the environment as raised in Forest & Bird's submission. We also recommend a minor grammatical correction by replacing 'in' with 'into'.

4.6.4 The Panel recommends the following changes to the PDP:

SSB – Principal Reasons: The principal reasons for adopting the policies and methods:  
The Council will promote new subdivision and development to incorporate sustainable building design features, and use sustainable, low-impact building materials and construction methods to minimise potential adverse environmental effects. **When assessing the environmental effects of** subdivisions or developments that propose environmentally sustainable designs and water conservation and on-site water storage measures, **such measures** will be **taken into account as reducing potential effects or** ~~viewed as~~ having a positive effect on the environment, as part of an overall assessment.

Many matters relating to sustainable building design are addressed by the minimum standards in the Building Act 2004 (specifically the Building Code). However, where practicable, additional sustainable building design and associated methods that go beyond the minimum standards of the Building Code will be promoted and encouraged.

## 5 Key Issue 3 – Regulatory framework

### 5.1 Proposed Plan provisions

- 5.1.1 Key Issue 3 covers submissions addressing the regulatory framework in relation to the methods in the SSB – Sustainable Subdivision and Building chapter.

### 5.2 Submissions

- 5.2.1 There were 2 original submission points which addressed the issue of the regulatory framework, with no further submission points arising.
- 5.2.2 HBRC’s submission requested that no changes be made to the provisions of the SSB – Sustainable Subdivision and Building chapter, as they considered the provisions as notified gave effect to the Regional Policy Statement (RPS).
- 5.2.3 Forest & Bird’s submission questioned what was intended with respect to Method SSB-M3 in relation to Council’s Sustainable Water Management Plan and Council’s Bylaws.

### 5.3 Reporting planner’s recommendations (s42A report)

- 5.3.1 In relation to HBRC’s submission, the reporting planner did not consider the recommended changes to the chapter as a result of submissions undermined the consistency of the SSB chapter with the RPS.
- 5.3.2 In relation to Forest & Bird’s submission, the reporting planner did not recommend any changes in response to this submission. The reporting planner considered the wording as notified adequately captured existing documents, as well as any relevant new or updated bylaws. In terms of existing documents, the reporting planner identified the Council’s Sustainable Water Management Plan, the Water Supply Bylaw, Stormwater Bylaw and Wastewater Bylaw as examples.

### 5.4 Evidence to the hearing

- 5.4.1 No evidence was presented at the hearing on this key issue.

### 5.5 Post hearing information

- 5.5.1 The reporting planner’s written right-of-reply dated 6 May 2022 provided copies of the Council Sustainable Water Management Plan, Water Supply Bylaw, Stormwater Bylaw and Wastewater Bylaw.

### 5.6 Evaluation and findings

- 5.6.1 The Panel agrees with the planner’s recommendations and does not recommend any substantive changes to the PDP in response to submissions. The recommended changes in response to submissions are minor and do not undermine the consistency of the SSB chapter with the Regional Policy Statement. The Panel agrees the wording of Method SSB-M3 in the PDP as notified appropriately reflects what is intended by the method as there are bylaws in existence and the wording is sufficiently flexible to include other existing documents, as well as relevant new or updated bylaws.



# PART C – SUMMARY OF RECOMMENDATIONS

## 6 Summary of recommendations

- 6.1.1 A summary table of recommended decisions for each submission point is included as Appendix B.
- 6.1.2 A tracked changes version of recommended amendments is included as Appendix A.

## 7 Consequential amendments and minor errors

- 7.1.1 Schedule 1, cl16(2), allows minor and inconsequential amendments to be made to the Plan. No cl16 amendments are recommended for this topic.

## **Appendix A – Chapter SSB as amended**

## SSB – Sustainable Subdivision and Building

### Introduction

Sustainable subdivisions and buildings are characterised by:

- significantly reduced energy consumption;
- improved resource efficiency;
- reduced environmental impacts;
- improved indoor environment;
- lower impact on local infrastructure; and
- easier to manage.

In achieving the purpose of the RMA (being, to promote the sustainable management of natural and physical resources), innovative and environmentally sensitive approaches to subdivision and building are to be promoted where the incorporation of water and energy-use efficiency, on-site management of stormwater and sustainable building design features are a significant part of avoiding or mitigating adverse effects on the environment and contributing towards managing the effects of climate change.

### Issues

#### **SSB-I1 Energy Efficiency and Sustainability of Buildings and Subdivisions**

**Urban development can have adverse effects on the environment (including cumulative effects) through, for example, increased stormwater runoff or increased water or energy consumption.**

#### Explanation

Urban subdivision and development need to be undertaken in a way that:

1. optimises the efficient use of existing infrastructure, energy and resources;
2. maintains and enhances the quality of the urban environment, both natural and built; and
3. provides for the health and wellbeing of the District's people and communities.

### Objectives

#### **SSB-O1 Promote sustainable subdivisions and buildings in the District.**

### Policies

#### **SSB-P1 To promote subdivision design and building development that optimises efficient resource and energy use and water conservation measures through improved subdivision and building design, including by orientation to the sun, domestic on-site water storage and utilising principles of low impact urban design.**



- SSB-P2** To promote use of on-site stormwater attenuation measures where appropriate, including but not limited to rainwater harvesting devices, green roofs, site landscaping, rain gardens, wetland treatment systems and low impact stormwater attenuation systems.
- SSB-P3** To promote sustainable building design, including (but not limited to):
1. use of durable low maintenance and energy efficient materials;
  2. use of inert exterior cladding (avoiding the use of materials containing copper or zinc);
  3. maximising access to sunlight (including the location of outdoor living areas) and natural ventilation; and
  4. incorporating mechanical and electrical systems that optimise energy efficiency.
- SSB-P4** To promote water recycling (grey water) and the installation of water-saving devices.
- SSB-P5** To promote the installation of solar panels on buildings.
- SSB-P6** To promote implementation of principles of sustainable building practice through provision of advice and information.

## Methods

Methods for implementing the policies:

**SSB-M1 Exemptions for Domestic Water Storage Tanks, Solar Panels and Solar Hot-Water Systems**

Exempting domestic water storage tanks, solar panels and solar hot-water systems from having to comply with the height in relation to boundary performance standard in any zone.

Exempting domestic water storage tanks from having to comply with the setback performance standards in any zone.

**SSB-M2 Subdivision and Engineering Standards**

Ensuring subdivision and engineering standards assist in promoting adoption of alternative sustainable building technologies and services, where appropriate.

**SSB-M3 Council Water Strategies and Bylaws**

Council's 'Sustainable Water Management Plan' and Council Bylaws to meet water efficiency and resilience outcomes.

**SSB-M4 Advocacy**

Advocating the adoption of environmentally sustainable building design guidelines and principles and providing advice and information to subdividers and developers

### Principal Reasons

The principal reasons for adopting the policies and methods:

The Council will promote new subdivision and development to incorporate sustainable building design features, and use sustainable, low-impact building materials and construction methods to minimise potential adverse environmental effects. **When assessing the environmental effects of subdivisions or developments that propose environmentally sustainable designs and water conservation and on-site water storage measures, such measures will be taken into account as reducing potential effects or viewed as** having a positive effect on the environment, as part of an overall assessment.

**Commented [A1]:** S75.018 Forest & Bird - Report 2A, Sustainable Subdivision and Building, Key Issue 2

Many matters relating to sustainable building design are addressed by the minimum standards in the Building Act 2004 (specifically the Building Code). However, where practicable, additional sustainable building design and associated methods that go beyond the minimum standards of the Building Code will be promoted and encouraged.

### Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- SSB-AER1**      **Improved subdivision and building development and greater uptake of environmentally sustainable design.**
- SSB-AER2**      **More efficient use of energy and existing infrastructure.**
- SSB-AER3**      **Reduced adverse environmental effects.**
- SSB-AER4**      **A higher quality urban environment.**
- SSB-AER5**      **Increased use of renewable energy sources, including solar energy.**

## **Appendix B – Summary of recommendations on submissions**

**Table: Summary of recommended decisions on submissions and further submissions**

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer Recommendation (as per s42A report unless otherwise stated)	Panel Recommendation	Amendments to Proposed Plan?
<b>S11.002</b>	Hawke's Bay Regional Council	SSB – Sustainable Subdivision and Building	No changes	Key Issue 3	Accept in part	Accept in part	No
<b>S50.031</b>	The Surveying Company (HB) Ltd	SSB – Sustainable Subdivision and Building	Retain policy and direction on stormwater and onsite attenuation. Support further discussions as to how to incentivise the attenuation of stormwater around existing development, through rates reduction or support for onsite attenuation.	Key Issue 1	Accept	Accept	No
<b>S57.014</b>	Fire and Emergency New Zealand	SSB-I1	Retain SSB-I1 as notified.	Key Issue 1	Accept	Accept	No
<b>S57.015</b>	Fire and Emergency New Zealand	SSB-O1	Retain SSB-O1 as notified.	Key Issue 2	Accept	Accept	No
<b>S57.016</b>	Fire and Emergency New Zealand	SSB-P1	Retain SSB-P1 as notified.	Key Issue 1	Accept	Accept	No



Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer Recommendation (as per s42A report unless otherwise stated)	Panel Recommendation	Amendments to Proposed Plan?
S75.009	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-P2	Retain SSB-P2 as proposed.	Key Issue 1	Accept	Accept	No
S75.010	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-P3	Retain SSB-P3 as proposed.	Key Issue 2	Accept	Accept	No
S75.011	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-P4	Retain SSB-P4 as proposed.	Key Issue 1	Accept	Accept	No
S75.012	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-P5	Retain SSB-P5 as proposed.	Key Issue 2	Accept	Accept	No
S75.013	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-P6	Retain SSB-P6 as proposed.	Key Issue 2	Accept	Accept	No
S75.014	Royal Forest and Bird Protection	SSB-M1	Retain SSB-M1 as proposed.	Key Issue 1	Accept	Accept	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer Recommendation (as per s42A report unless otherwise stated)	Panel Recommendation	Amendments to Proposed Plan?
	Society NZ (Forest & Bird)						
<b>S75.015</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-M2	Retain SSB-M2 as proposed.	Key Issue 2	Accept	Accept	No
<b>S75.016</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-M3	Amend SSB-M3 as follows (or alternative amendment to clarify what Council intends):'Council's 'Sustainable Water Management Plan' and Council Bylaws <b>will be developed</b> to meet water efficiency and resilience outcomes.'	Key Issue 3	Reject	Reject	No
<b>S75.017</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-M4	Retain SSB-M4 as proposed.	Key Issue 2	Accept	Accept	No
<b>S75.018</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB - Principal Reasons	Amend last sentence of paragraph 1 of 'SSB - Principal Reasons' as follows:'... Subdivisions or developments that propose environmentally sustainable designs and water conservation and on-site water storage	Key Issue 2	Accept in part	Accept in part	Yes

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer Recommendation (as per s42A report unless otherwise stated)	Panel Recommendation	Amendments to Proposed Plan?
			measures will be viewed as having a <del>positive</del> <b>smaller</b> effect on the environment, as part of an overall assessment.'				
<b>S75.019</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-AER1	Retain SSB-AER1 as proposed.	Key Issue 2	Accept	Accept	No
<b>S75.020</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-AER2	Retain SSB-AER2 as proposed.	Key Issue 2	Accept	Accept	No
<b>S75.021</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-AER3	Retain SSB-AER3 as proposed.	Key Issue 2	Accept	Accept	No
<b>S75.022</b>	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SSB-AER4	Retain SSB-AER4 as proposed.	Key Issue 2	Accept	Accept	No
<b>S75.023</b>	Royal Forest and Bird Protection	SSB-AER5	Retain SSB-AER5 as proposed.	Key Issue 2	Accept	Accept	No



Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer Recommendation (as per s42A report unless otherwise stated)	Panel Recommendation	Amendments to Proposed Plan?
	Society NZ (Forest & Bird)						
<b>S81.046</b>	Horticulture New Zealand	SSB-P1	Amend SSB-P1 as follows: 'To promote subdivision design and building development that optimises efficient resource and energy use and water conservation measures through improved subdivision and building design, including by orientation to the sun, domestic on-site water storage, and utilising principles of low impact urban <b>design and where applicable, measures to mitigate reverse sensitivity.</b> '	Key Issue 2	Reject	Reject	No
<b>S125.009</b>	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-O1	Retain SSB-O1 as notified.	Key Issue 1	Accept	Accept	No
<b>S125.010</b>	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-P1	Retain SSB-P1 as notified.	Key Issue 1	Accept	Accept	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Key Issue reference	Officer Recommendation (as per s42A report unless otherwise stated)	Panel Recommendation	Amendments to Proposed Plan?
S125.011	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-P2	Retain SSB-P2 as notified.	Key Issue 1	Accept	Accept	No
S125.012	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-P3	Retain SSB-P3 as notified.	Key Issue 1	Accept	Accept	No
S125.013	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-P4	Retain SSB-P4 as notified.	Key Issue 1	Accept	Accept	No
S125.014	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-P5	Retain SSB-P5 as notified.	Key Issue 1	Accept	Accept	No
S125.015	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga o Tamatea)	SSB-P6	Retain SSB-P6 as notified.	Key Issue 1	Accept	Accept	No