

Table: Updated Summary of Recommended Responses to Submissions and Further Submissions

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer's Recommendation	Amendments to Proposed Plan?
S79.071	Transpower New Zealand Ltd	SUB - Subdivision	Relocate the relevant National Grid rules in the 'SUB - Subdivision' chapter (as sought to be amended in subsequent submission points) to the 'NU - Network Utilities' Chapter.	Reject	No
S79.074	Transpower New Zealand Ltd	SUB-P17	Retain SUB-P17, provided NU-P5 is amended as sought. Should NU-P5 not be amended as sought, Transpower seeks amendment to SUB-P17 to give effect to the NPSET (in particular specific reference to the National Grid Subdivision Corridor and removal of reference 'to the extent practicable').	Accept in part (insofar as Policy SUB-P17 is recommended to be amended)	Yes
FS23.123	Kāinga Ora – Homes and Communities			Accept	
S79.075	Transpower New Zealand Ltd	SUB-P18	Retain SUB-P17[SUB-P18?], provided NU-P5 is amended as sought. Should NU-P5 not be amended as sought, Transpower seeks amendment to SUB-P17 [SUB-P18?] to give effect to the NPSET (in particular specific reference to the National Grid Subdivision Corridor and removal of reference 'to the extent practicable').	Accept in part (insofar as it is recommended that Policy SUB-P17 and Policy SUB-P18 be combined, and Policy SUB-P17 amended).	Yes
FS25.37	Federated Farmers of New Zealand			Accept in part	
FS23.124	Kāinga Ora – Homes and Communities			Reject	
FS17.54	Horticulture New Zealand		Reject submission but replace regionally significant infrastructure with strategic infrastructure consistent with SUB-17 submissions.	Accept in part (insofar as the words "to the extent practicable" are recommended to be replaced with "to the extent reasonably possible") Refer to Section 9, Key Issue 6 – Policies in relation to the request to replace 'regionally significant infrastructure' with 'strategic infrastructure'.	
S79.077	Transpower New Zealand Ltd	SUB - Rules	Add a new subdivision rule (preference for it to be located in the 'NU - Network Utilities' chapter) as follows: 'Subdivision within the National Grid Subdivision Corridor All Zones 1. Activity Status: RDIS Where the following condition is met:	Reject	No

			<p>a. Compliance with: SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor. Matters of discretion are restricted to: The matters in SUB-AM17</p> <p>2. Activity status where compliance with SUB-S4(2) and SUB-S4(3) is not achieved: NC Notification An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited.'</p>		
FS25.38	Federated Farmers of New Zealand			Accept	
FS23.125	Kāinga Ora – Homes and Communities			Accept	
S79.078	Transpower New Zealand Ltd	SUB-R1	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R1, on the basis of a new stand alone rule addressing this matter.	Reject	No
FS23.126	Kāinga Ora – Homes and Communities			Accept	
FS25.39	Federated Farmers of New Zealand			Accept	
S79.079	Transpower New Zealand Ltd	SUB-R3	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R3, on the basis of a new stand alone rule addressing this matter.	Reject	No
FS25.40	Federated Farmers of New Zealand				
S79.080	Transpower New Zealand Ltd	SUB-R4	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R4, on the basis of a new stand alone rule addressing this matter.	Reject	No
FS25.41	Federated Farmers of New Zealand			Accept	
FS23.127	Kāinga Ora – Homes and Communities			Accept	
S79.081	Transpower New Zealand Ltd	SUB-R5	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R5, on the basis of a new stand alone rule addressing this matter.	Reject	No
FS23.128	Kāinga Ora – Homes and Communities			Accept	
FS25.42	Federated Farmers of New Zealand			Accept	
S79.082	Transpower New Zealand Ltd	SUB-R6	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R5, on the basis of a new stand alone rule addressing this matter.	Reject	
FS25.43	Federated Farmers of New Zealand			Accept	
S79.083	Transpower New Zealand Ltd	SUB – R7	Retain SUB-AM17, but relocate it within the 'NU - Network Utilities' chapter.	Reject	No
FS25.44	Federated Farmers of New Zealand			Accept	
FS23.129	Kāinga Ora – Homes and Communities			Accept	

S79.084	Transpower New Zealand Ltd	SUB – S4	Retain SUB-S4, but relocate it within the 'NU - Network Utilities' chapter.	Reject	No
FS23.130	Kāinga Ora – Homes and Communities			Accept	
S121.070	Federated Farmers of New Zealand	SUB-S4	Amend SUB-S4(2) and (3) as follows: 'Subdivision of land within the National Grid Subdivision Corridor 2. ... 3. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.' And rural subdivision that can meet the standard of a building site away from the National Grid Yard should have the same activity status as a normal rural subdivision.	Reject	No
FS18.20	Transpower New Zealand Ltd			Accept	
FS9.70	Royal Forest and Bird Protection Society of New Zealand Incorporated			Accept	
S121.071	Federated Farmers of New Zealand	SUB-S4	Amend SUB-S4(4) & (5) as follows: 'Subdivision of land containing the Gas Transmission Network 4. The subdivision of land in any zone containing the Gas Transmission Network must ensure that easement agreements are provided over the Gas Transmission Pipelines .must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity that is at least 20m from the Gas Transmission Pipeline and 30m from above-ground equipment forming part of the Gas Transmission Network. 5. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to the Gas Transmission Network where it is located on the allotments, including any balance area.'	Reject	No
FS3.015	First Gas Limited			Accept	
FS9.71	Royal Forest and Bird Protection Society of New Zealand Incorporated			Accept	
FS129.102	Kāinga Ora – Homes and Communities	SUB-S4	Delete SUB-S4(2), (3), (4) and (5).	Reject	No
FS18.21	Transpower New Zealand Ltd			Accept	
FS3.016	First Gas Limited			Accept	
S79.085	Transpower New Zealand Ltd	SUB – AM17	Retain SUB-AM17, but relocate it within the 'NU - Network Utilities' chapter.	Reject	No
S89.009	Central Hawkes Bay District Council	[General]	Replace all references in the Proposed Plan to 'NZS4404' and 'NZS4404:2004' with 'NZS4404:2010'. And make any amendments necessary in the Proposed Plan to refer to the Hastings District Council Engineering Code as guidance or methods, rather than as a mandatory matter.	Accept	Yes

FS23.1	Kāinga Ora - Homes and Communities			Accept	
S57.076	Fire and Emergency New Zealand	SUB-S5	Add explanatory text to SUB-S5 as follows: 1. ... 2. ... Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to each lot can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. Lots created for a special purpose as provided for in SUB- R3 are except [exempt?] where the lot is created for a purpose that does not require the provision of a firefighting water supply. Note: The above does not replace regional rules...'	Accept in part	Yes
S105.017	James Bridge	SUB-AM5	Delete SUB-AM5(4).	Accept	Yes
FS15.005	Fire and Emergency New Zealand			RejectAccept	Yes
S57.078	Fire and Emergency New Zealand	SUB-AM5	Retain SUB-AM5(1), (3) and (4) as notified.	Accept in-part	YesNo (insofar as SUB-AM5(1) and (3) are retained but SUB-AM5(4) is recommended to be deleted)
S89.005	Central Hawkes Bay District Council	SUB-AM5	Amend SUB-AM5 as follows (or to like effect): 'Water Supply, Wastewater Disposal, Stormwater Disposal 1. 8. The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of water supply, wastewater disposal and stormwater disposal servicing. 9 ... Note: The Hastings District Council Engineering Code of Practice provides detailed technical standards on the design and construction of water supply, wastewater disposal and stormwater disposal servicing which may provide an acceptable means of compliance.'	Accept	Yes
S89.002	Central Hawkes Bay District Council	SUB-AM5	Amend SUB-AM5(7) as follows: '7. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:20042010)'	Accept in-part	Yes Insofar as SUB-AM5(7) is recommended to be deleted
S11.033	Hawke's Bay Regional Council	SUB-AM5	Amend SUB-AM5(7) as follows: '7. The provisions of the Land Development and Subdivision Infrastructure (New Zealand Standard NZS 4404:2010) Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404: 2004).'	Accept in-part	Yes Insofar as SUB-AM5(7) is

					recommended to be deleted
S129.112	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM5	Amend SUB-AM5 as follows: 'Water Supply, Wastewater Disposal, Stormwater Disposal 1. ... 2. Whether The need for a local purpose reserve is needed to be set aside and vested in the Council as a site for a public utility. ... 7. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004). 8. The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of water supply, wastewater disposal and stormwater disposal servicing. 9. The protection of any historic heritage items or notable trees (listed in HH-SCHED2 and TREE-SCHED4), wāhi tapu, wāhi taonga, and sites of significance (listed in SASM-SCHED3), or risk to archaeological sites.'	Accept in part	Yes
S105.018	James Bridge	SUB-AM6	Delete SUB-AM6(7).	Accept in part	Yes (insofar as SUB0AM6(7) is recommended to be amended)
FS15.006	Fire and Emergency New Zealand			Accept in part (insofar as SUB-AM6(7) is retained but amended)	
S89.006	Central Hawkes Bay District Council	SUB-AM6	Amend SUB-AM6 as follows (or to like effect): 'Property Access 1 ... 8. The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of roading. ... Note: The Hastings District Council Engineering Code of Practice provides detailed technical standards on the design and construction of roading which may provide an acceptable means of compliance.'	Accept	Yes
FS23.4	Kāinga Ora - Homes and Communities			Accept	
S57.079	Fire and Emergency New Zealand	SUB-AM6	Retain SUB-AM6(7) as notified.	Accept in part insofar as SUB-AM6(7) is retained but amended	Yes
S89.003	Central Hawkes Bay District Council	SUB-AM6	Amend SUB-AM6(6) as follows: '6. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:20042010) for the design and construction of roads.'	Accept in part	Yes (insofar as it is recommended that SUB-AM6(6) be deleted)

S129.113	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM6	Amend SUB-AM6 as follows: 'Property Access ... 6. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404: 2004) for the design and construction of roads. 7. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 with respect to the Whether the width of the legal road, right of way, vehicle access lot or vehicle access leg required is sufficient for fire appliances to access the lot(s). 8. The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of roading. ... 15. The protection of any historic heritage items or notable trees (listed in HH-SCHED2 and TREE-SCHED4), wāhi tapu, wāhi taonga and sites of significance (listed in SASM-SCHED3), or risk to archaeological sites.'	Accept <u>in part</u>	Yes
FS15.007	Fire and Emergency New Zealand			<u>Reject</u> <u>Accept</u>	<u>Yes</u>
S89.004	Central Hawkes Bay District Council	SUB-M2	Amend SUB-M2(2) as follows: '2. Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004 2010)'	Accept	Yes
S89.007	Central Hawkes Bay District Council	SUB - Principal Reasons	Amend paragraph 9 of 'SUB - Principal Reasons' as follows: 'The Council uses the Code of Practice for Urban Land Subdivision (NZS 4404: 2010 and any future amendments) to assess detailed engineering requirements, along with the Hastings District Council Engineering Code of Practice. These Codes of Practice are NZS 4404: 2010 is therefore referred to in the assessment matters for resource consents, and the Engineering Code of Practice is referred to as being a possible means of compliance - although the Codes of Practice itself is themselves are not part of the District Plan.'	Accept in part	Yes
S129.125	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB - Principal Reasons	Amend paragraphs 2 and 9 of 'SUB - Principal Reasons' as follows: '... The District Plan includes minimum lot size standards for vacant lot subdivision that provide landowners with sufficient flexibility and certainty to create sites which are of an appropriate size to achieve the scale, density and type of development provided for by the objectives, policies and methods for each zone and district-wide activity. ... The Council uses the Code of Practice for Urban Land Subdivision (NZS 4404: 2010 and any future amendments) to assess detailed engineering requirements, along with the Hastings District Council Engineering Code of Practice. These Codes of Practice are therefore referred to in the assessment matters for resource consents - although the Code of Practice itself is not part of the District Plan. ...'	Accept in part (in relation to the request to delete the last sentence of paragraph 9) Also refer to Section 13.0: Key Issue 10 – Methods, Principal Reasons and Anticipated Environmental Results in relation to the request to amend paragraph 2 of the Principal Reasons.	Yes
S125.068	Ngā hapū me ngā marae o Tamatea (Nga hapu me nga marae o Tamatea)	SUB - Subdivision	Amend the 'SUB - Subdivision' chapter in the Proposed Plan to incorporate the Whānau Ora Outcomes Framework as part of future spatial and urban design. The amended wording should be drafted collaboratively with mana whenua of the District and would include the following outcomes:	Reject	No

			<p>a) Whānau are self-managing and empowered leaders. b) Whānau are leading healthy lifestyles. c) Whānau are confidently participating in Te Ao Māori (the Māori world). d) Whānau are participating fully in society e) Whānau are economically secure and successfully involved in wealth creation. f) Whānau are cohesive, resilient and nurturing. g) Whānau are responsible stewards of their living and natural environment.</p>		
FS23.89	Kāinga Ora - Homes and Communities			Accept	
FS13.041	Heretaunga Tamatea Settlement Trust			Reject	
S84.015	Kairakau Lands Trust	SUB - Subdivision	<p>Require a cultural assessment during the subdivision consent process to ensure that sites of significance to Māori are identified before any parcel of land changes ownership. Require the NZAA ArchSite database to be checked. Require subdivisions within 100m of a recorded site to be checked by an archaeologist or suitably experienced person. Require subdivisions within an area of known Māori occupation or where cultural activity is suspected to be checked by an archaeologist or suitably experienced person in every instance.</p>	Reject	No
FS13.040	Heretaunga Tamatea Settlement Trust			Reject	
FS7.027	Heritage New Zealand Pouhere Taonga			Reject	
FS23.81	Kāinga Ora - Homes and Communities			Accept	
FS5.087	Ngā hapū me ngā marae o Tamatea			Reject	
S79.072	Transpower New Zealand Ltd	SUB - Introduction	Retain last two points in paragraph 3 of 'SUB - Introduction'.	Accept	No
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S42.021	New Zealand Pork Industry Board	SUB - Introduction	Retain introduction as proposed.	Accept	No
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S129.064	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-11	<p>Amend SUB-11 as follows: 'Lot Size and Dimension The need for lots of a sufficient size and dimension to accommodate activities allowed by the area-specific and district-wide rules.Where not appropriately managed, subdivision can result in establishment of new allotments which are unable to accommodate activities anticipated within the zone. Explanation Subdivision of land needs to create lots that are of an appropriate size to accommodate the variety of those land use activities that are reasonably anticipated within allowed by the zones and district-wide rules in the District Plan. They also need to be of a size and shape that enable the avoidance, remediation or mitigation of potential adverse effects of development on natural, physical, cultural and heritage resources, and; that will provide for and/or contribute to on-site and off-site amenity maintain or enhance landscape and amenity values; and avoid or mitigate any potential reverse sensitivity effects in the area where they are located.'</p>	Accept in part	Yes
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S129.065	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-I2	Amend SUB-I2 as follows: 'Servicing subdivision usually requires Without ensuring the necessary provision and access to roading, telecommunication, electricity, water, sewage and stormwater services through subdivision, this could limit planned activities or otherwise result in adverse effects on the environment. to enable future owners of the land to carry out their planned activities. ...'	Accept in part	Yes
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S129.066	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-I3	Amend SUB-I3 as follows: 'Natural Hazards Establishment of new allotments in areas of natural hazards can directly or indirectly increase and/or exacerbate risk to people and property. The potential effects of natural hazards on lots created by subdivision. ...'	Accept	Yes
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S116.020	Silver Fern Farms Limited	SUB-O1	Retain SUB-O1.	Accept	No (however, a minor amendment is recommended to be made to the objective)
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S75.024	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SUB-O1	Retain SUB-O1(2) and SUB-O1(3).	Accept	No (however, a minor amendment is recommended to be made to the objective)
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S81.078	Horticulture New Zealand	SUB-O1	Retain SUB-O1.	Accept	No (however, a minor amendment is recommended to be made to the objective)
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S129.067	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-O1	Amend SUB-O1 as follows: 'Subdivision of land that is consistent with the objectives and policies of the relevant zones and district-wide matters in the District Plan, including those relating to: 1. safeguarding the rural land resource of Central Hawke's Bay District from inappropriate subdivision (RLR - Rural Land Resource provisions in the District Plan); 2. the protection of areas identified as Outstanding Natural Landscapes and Features, Significant Natural Areas, and areas of significant indigenous vegetation and significant habitats of indigenous fauna, and High Natural Character Areas from the adverse effects of inappropriate subdivision (NFL - Natural Features and Landscapes, ECO - Ecosystems and Indigenous Biodiversity, CE - Coastal Environment provisions in the District Plan); ...'	Accept in part	Yes

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S105.012	James Bridge	SUB-O2	Amend SUB-O2 as follows: 'Lots created by subdivision are physically suitable for a range of land their intended use activities allowed by the relevant rules of the District Plan which is not prohibited in the relevant zone. '	Accept in part	Yes
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S129.068	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-O2	Amend SUB-O2 as follows: 'Lots Newly established vacant allotments created by subdivision are physically suitable to appropriately accommodate those activities that may be reasonably anticipated within the zone. for a range of land use activities allowed by the relevant rules of the District Plan.'	Accept in part	Yes
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S118.058	Spark New Zealand Trading Limited	SUB-O3	Amend SUB-O3 as follows: 'The provision of appropriate services network utilities to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	Yes
FS15.002	Fire and Emergency New Zealand			Accept in part	
S117.058	Chorus New Zealand Limited	SUB-O3	Amend SUB-O3 as follows: 'The provision of appropriate services network utilities to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	Yes
FS15.001	Fire and Emergency New Zealand		Fire and Emergency seek that reference to 'services' is retained, and suggest the following amendment to the PDP version in response to the submission point: 'The provision of appropriate services and network utilities to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	
FS9.486	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S119.058	Vodafone New Zealand Limited	SUB-O3	Amend SUB-O3 as follows: 'The provision of appropriate services network utilities to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	Yes
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S57.066	Fire and Emergency New Zealand	SUB-O3	Retain SUB-O3 as notified.	Reject	Yes
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S90.031	Centralines Limited	SUB-O3	Amend SUB-O3 as follows: 'The provision of appropriate services and infrastructure to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	Yes
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S129.069	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-03	Amend SUB-03 as follows: 'The provision of appropriate services to subdivided lots are provided for , in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	Yes
FS15.003	Fire and Emergency New Zealand		Fire and Emergency seek that SUB-03 be amended as follows (taking into account the above further submission points): 'The provision of appropriate services and network utilities to subdivided lots are provided for , in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.'	Accept in part	Yes
S79.073	Transpower New Zealand Ltd	SUB-04	Retain SUB-04, provided NU-P5 is amended as sought. Should NU-P5 not be amended as sought, Transpower seeks amendment to SUB-04 to give effect to the NPSET.	Reject	Yes
FS23.122	Kāinga Ora - Homes and Communities			Accept	
S118.059	Spark New Zealand Trading Limited	SUB-04	Retain SUB-04 as notified	Accept in part	Yes
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S119.059	Vodafone New Zealand Limited	SUB-04	Retain SUB-04 as notified	Accept in part	Yes
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S116.021	Silver Fern Farms Limited	SUB-04	Retain SUB-04.	Accept in part	Yes
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S81.079	Horticulture New Zealand	SUB-04	Retain SUB-04, but amend as follows: 'Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities and primary production) are avoided where practicable, or mitigated where avoidance is not practicable.'	Reject	No
FS25.33	Federated Farmers of New Zealand			Reject	
S117.059	Chorus New Zealand Limited	SUB-04	Retain SUB-04 as notified.	Accept in part	Yes
FS9.487	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S98.019	Hatuma Lime Co Ltd	SUB-04	Retain SUB-04 as proposed.	Accept in part	Yes
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S78.024	Waka Kotahi NZ Transport Agency	SUB-04	Retain SUB-04 as written.	Accept in part	Yes
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S90.032	Centralines Limited	SUB-04	Retain SUB-04 as notified.	Accept in part	Yes
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S129.070	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-O4	Amend SUB-O4 as follows: 'Reverse sensitivity effects of subdivision and resulting new activities on existing lawfully established activities (including network utilities) are avoided remedied where practicable, or mitigated where avoidance is not practicable.'	Accept in part	Yes
FS16.29	Waka Kotahi NZ Transport Agency		Retain provision as notified.	Accept in part	
FS17.50	Horticulture New Zealand		Add 'resulting new activities' to SUB-O4 but not the other changes sought by the submitter.	Accept in part	
FS8.036	Silver Fern Farms Limited			Accept in part	
S42.022	New Zealand Pork Industry Board	SUB-O4	Amend SUB-O4 as follows: 'Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities and primary production) are avoided where practicable, or mitigated where avoidance is not practicable.'	Reject	No
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S75.025	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SUB-O5	Amend SUB-O5 as below: 'Avoidance of subdivision in localities where there is a significant risk from natural hazards, particularly where these risks are likely to increase as a result of climate change unless these can be mitigated without significant adverse effects on the environment.'	Reject	No
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S57.067	Fire and Emergency New Zealand	SUB-O5	Retain SUB-O5 as notified.	Accept in part	Yes
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S129.071	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-O5	Amend SUB-O5 as follows: ' Avoidance of s Subdivision in localities where there is a significant risk from natural hazards should be minimised , unless these risks can be mitigated without significant adverse effects on the environment.'	Reject	No
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S11.023	Hawke's Bay Regional Council	SUB - Subdivision	General support for the subdivision provisions, with some amendment to policy wording.	Accept in part	Yes
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S105.013	James Bridge	SUB-P1	Delete SUB-P1.	Reject	No
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S129.072	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P1	Amend SUB-P1 as follows: ' To establish standards for minimum lot sizes for each zone in the District. To require subdivision to deliver lots that are of an appropriate size and shape to accommodate those activities reasonably anticipated within the zone, and to provide for a range of lot sizes where subdivision is sought in accordance with land use consent or around otherwise lawfully established activities.'	Reject	No
FS17.51	Horticulture New Zealand			Accept	
S75.026	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SUB-P2	Amend SUB-P2 as follows: ' To provide for subdivision of land to create in-situ Lifestyle Sites in conjunction with the where legal and physical protection is provided in perpetuity of for areas of significant indigenous vegetation and/or significant habitats of	Accept in part	Yes

			indigenous fauna (including Significant Natural Areas identified in ECO-SCHED5), sites and areas of significance to Māori (identified in SASM-SCHED3), and historic heritage items (identified in HH-SCHED2).'		
S129.073	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P2	Retain SUB-P2 as notified.	Accept in part	Yes
S117.060	Chorus New Zealand Limited	SUB-P3	Retain SUB-P3 as notified.	Accept in part	Yes
FS9.488	Royal Forest and Bird Protection Society of New Zealand Incorporated			Accept in part	Yes
S119.060	Vodafone New Zealand Limited	SUB-P3	Retain SUB-P3 as notified.	Accept in part	Yes
S118.060	Spark New Zealand Trading Limited	SUB-P3	Retain SUB-P3 as notified.	Accept in part	Yes
S90.033	Centralines Limited	SUB-P3	Retain SUB-P3 as notified.	Accept in part	Yes
S129.074	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P3	Amend SUB-P3 as follows: 'To provide flexibility in allow the creation of lots of various sizes and dimensions for intended to serve a special purpose, such as public works, network utility operations, renewable electricity generation, reserves and access.'	Accept in part	Yes
S78.025	Waka Kotahi NZ Transport Agency	SUB-P4	Retain SUB-P4 as written.	Reject	Yes
S129.075	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P4	Amend SUB-P4 as follows: 'To ensure subdivision design requiring establishment of new roads and accesses to consider and integrate with the existing land transport network such that it supports safe and efficient access for vehicles, pedestrians, and cyclists integrate subdivision with the existing land transport network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.'	Accept	Yes
FS16.30	Waka Kotahi NZ Transport Agency		Accept submission point and amend SUB-P4 as proposed by submitter.	Accept	Yes
S11.024	Hawke's Bay Regional Council	SUB-P4	Amend SUB-P4 as follows: 'To integrate subdivision with the existing land transport network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.'	Accept in part	Yes

S129.076	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P5	Amend SUB-P5 as follows: 'To encourage in the General Residential Zone, subdivision design that develops or uses subsidiary roads or accessways , in order to avoid an increase in the number of direct access crossings onto arterial roads for traffic safety purposes.'	Accept	Yes
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S117.061	Chorus New Zealand Limited	SUB-P6	Amend SUB-P6 as follows: 'To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available, and that all new lots or buildings are connected to a telecommunications network. '	Accept in part	Yes
FS25.34	Federated Farmers of New Zealand			Accept in part	
FS9.489	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S118.061	Spark New Zealand Trading Limited	SUB-P6	Amend SUB-P6 as follows: 'To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available, and that all new lots or buildings are connected to a telecommunications network. '	Accept in part	Yes
FS25.35	Federated Farmers of New Zealand			Accept in part	
S119.061	Vodafone New Zealand Limited	SUB-P6	Amend SUB-P6 as follows: 'To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available, and that all new lots or buildings are connected to a telecommunications network. '	Accept in part	Yes
FS25.36	Federated Farmers of New Zealand			Accept in part	
S57.068	Fire and Emergency New Zealand	SUB-P6	Retain SUB-P6 as notified.	Accept in part	Yes
.					
S129.077	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P6	Retain SUB-P6 as notified.	Accept in part	Yes
.					
S129.078	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P7	Amend SUB-P7 as follows: 'To ensure that where siteslots are not connected unable to connect to the public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each lot for an alternative water supply or method of wastewater disposal or stormwater disposal, which can that they are otherwise servicing those activities reasonably anticipated within the zone in a way which protects the health and safety of residents and avoids or mitigates adverse effects on the environment.'	Accept in part	Yes
FS15.004	Fire and Emergency New Zealand		Fire and Emergency seek that parts of the submission be accepted only, as follows:	Accept in part	

			To ensure that where sites lots are not connected unable to connect to a the public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each lot for an alternative water supply or method of wastewater disposal or stormwater disposal, which can protect the health and safety of residents and avoid or mitigate adverse effects on the environment.		
S129.079	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P8	Amend SUB-P8 as follows: 'To encourage innovative subdivision design consistent with the maintenance of amenity values that aligns with and contributes to the planned built form outcomes of the zone. '	Accept in part	Yes
FS17.52	Horticulture New Zealand		Reject the submission in respect of the rural environment.	Accept in part	
S11.025	Hawke's Bay Regional Council	SUB-P9	Amend SUB-P9 as follows: 'To encourage the incorporation of public open space and native plantings within subdivision design for amenity purposes.'	Accept in part	Yes
.					
S129.080	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P9	Amend SUB-P9 as follows: ' Where appropriate, t To encourage the incorporation of public open space and plantings within subdivision design for amenity purposes.'	Reject	No
.					
S129.081	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P10	Amend SUB-P10 as follows: ' Where appropriate, to encourage subdivision design which promotes connectivity and critical linkages for public use by pedestrians and cyclists. To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed. '	Accept in part	Yes
.					
S11.026	Hawke's Bay Regional Council	SUB-P10	Amend SUB-P10 as follows: 'To provide pedestrian, cycling and amenity linkages where useful linkages can be achieved or further developed.'	Accept in part	Yes
.					
S129.082	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P11	Amend SUB-P11 as follows: 'To ensure that public roads provided established within a new subdivision are designed to be able to accommodate levels of traffic likely to be generated from the development, and are in general accordance with the design and construction standards of roads in the District. sites are suitable for the activities likely to establish within the subdivision and are compatible with the design and construction standards of roads in the District which the site is required to be connected to. '	Accept in part	Yes
.					
S117.062	Chorus New Zealand Limited	SUB-P12	Amend SUB-P12 as follows: 'To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area Residential Zones and Commercial and Mixed Use Zones. '	Accept in part	Yes (insofar as it is recommended that Policy SUB-P12 be deleted)
FS9.490	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S119.062	Vodafone New Zealand Limited	SUB-P12	Amend SUB-P12 as follows:	Accept in part	Yes

			'To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area- Residential Zones and Commercial and Mixed Use Zones. '		(insofar as it is recommended that Policy SUB-P12 be deleted)
.					
S118.062	Spark New Zealand Trading Limited	SUB-P12	Amend SUB-P12 as follows: 'To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area- Residential Zones and Commercial and Mixed Use Zones. '	Accept in part	Yes (insofar as it is recommended that Policy SUB-P12 be deleted)
.					
S90.034	Centralines Limited	SUB-P12	Amend SUB-P12 as follows: 'To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area, where this is technically and commercially feasible. '	Accept in part	Yes (insofar as it is recommended that Policy SUB-P12 be deleted)
.					
S129.083	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P12	Amend SUB-P12 as follows: 'To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate promotion of underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area.'	Accept in part	Yes (insofar as it is recommended that Policy SUB-P12 be deleted)
.					
S57.070	Fire and Emergency New Zealand	SUB-P13	Retain SUB-P13 as notified.	Accept	No
.					
S129.084	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P13	Amend SUB-P13 as follows: 'To ensure that vacant lot subdivision land being subdivided, including any potential structure on that land, occurs in such a way so as not to unnecessarily expose individuals to significant risk of, or exacerbate risks associated with is not subject to significant risk of material damage by the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage and earthquake faults.'	Reject	No
.					
S75.027	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SUB-P14	Amend SUB-P14 as follows: 'To ensure that any mitigation measures used to manage significant risk from natural hazards (including coastal hazards such as storm surge, tsunami and coastal inundation) do not have significant adverse effects on the environment.'	Accept in part	Yes
.					
S129.085	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P14	Delete SUB-P14.	Accept	Yes
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S129.086	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P15	Amend SUB-P15 as follows: 'To ensure that earthworks associated with constructing vehicle access, building platforms or services on land being subdivided will not result in adverse visual effects detract from the visual amenities of the area, or have significant adverse environmental effects, such as dust, or result in the modification, damage or destruction of heritage items, archaeological sites or sites and areas of significance to Māori, cause natural hazards, or increase the risk of natural hazards occurring.'	Accept in part	Yes
.					
S116.022	Silver Fern Farms Limited	SUB-P16	Amend SUB-P16 as follows: 'To avoid where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production, rural industry or industrial activities and existing public works.'	Accept	Yes
.					
S81.080	Horticulture New Zealand	SUB-P16	Retain SUB-P16.	Accept in part	Yes
.					
S42.023	New Zealand Pork Industry Board	SUB-P16	Amend SUB-P16 as follows: 'To avoid where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production including intensive primary production activities or industrial activities and existing public works.'	Accept	Yes
.					
S129.087	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P16	Delete SUB-P16.	Reject	No
FS8.037	Silver Fern Farms Limited			Accept	
S117.063	Chorus New Zealand Limited	SUB-P17	Retain SUB-P17 as notified.	Accept in part	Yes
FS9.491	Royal Forest and Bird Protection Society of New Zealand Incorporated			Accept in part	
S119.063	Vodafone New Zealand Limited	SUB-P17	Retain SUB-P17 as notified.	Accept in part	Yes
.					
S118.063	Spark New Zealand Trading Limited	SUB-P17	Retain SUB-P17 as notified.	Accept in part	Yes
.					
S90.035	Centralines Limited	SUB-P17	Retain SUB-P17, subject to inclusion of a new definition for 'Regionally Significant Infrastructure' or 'Strategic Infrastructure' which includes: 'REGIONALLY SIGNIFICANT INFRASTRUCTURE / STRATEGIC INFRASTRUCTURE.....) the electricity transmission network and electricity distribution networks....) renewable electricity generation activities.'	Accept in part	Yes
FS17.53	Horticulture New Zealand		Delete 'regionally significant infrastructure' and replace with 'strategic infrastructure' from the HBRPS.	Accept in part	

S98.020	Hatuma Lime Co Ltd	SUB-P17	Retain SUB-P17 as proposed.	Accept in part	Yes
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S78.026	Waka Kotahi NZ Transport Agency	SUB-P17	Retain SUB-P17 as written.	Accept in part	Yes
.					
S129.088	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P17	Amend SUB-P17 as follows: 'To ensure, to the extent practicable, subdivision design that takes into account the location of regionally significant infrastructure, network utilities, renewable electricity generation sites and other lawfully established activities, and ensures that future land use activities will not result in reverse sensitivity effects.'	Accept	Yes
.					
S78.027	Waka Kotahi NZ Transport Agency	SUB-P18	Retain SUB-P18 as written.	Accept in part	Yes
.					
S129.089	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P18	Amend SUB-P18 as follows: 'To ensure, to the extent practicable, subdivision design that ensures that resulting land use activities (including building platforms) will not affect result in significant adverse effects on the operation, maintenance and upgrading of regionally significant infrastructure and other network utilities.'	Accept in part	Yes
FS16.31	Waka Kotahi NZ Transport Agency		Retain SUB-P18 as written.	Accept in part	
S129.089	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-P18	Amend SUB-P18 as follows: 'To ensure, to the extent practicable, subdivision design that ensures that resulting land use activities (including building platforms) will not affect result in significant adverse effects on the operation, maintenance and upgrading of regionally significant infrastructure and other network utilities.'	Accept in part	Yes
FS16.31	Waka Kotahi NZ Transport Agency		The threshold test in this policy should be reconsidered.	Accept in part	
S75.028	Royal Forest and Bird Protection Society NZ (Forest & Bird)	SUB - Rules	Amend to strengthen protection for SNAs and ONFLs in particular, and to be consistent with NZCPS and RMA, as well as NPS-IB (if one is notified).	Reject	No
.					
S129.097	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-RXX (new rule)	Add a new rule in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: '[SUB-RX?] Subdivision in accordance with an approved land use consent General Residential Zone / Commercial Zone / General Industrial Zone / Large Lot Residential Zone 1. Activity Status: CON Where: the subdivision of land subject to an approved land use consent creates lots generally in accordance with the site plan approved by the resource consentMatters over which control is reserved: a. The effect of the design and layout of the proposed sites created; b. Whether the subdivision will result in new or increased non-compliances with district-wide and zone rules; and c. Whether there is appropriate provision made for infrastructure. 2. Activity status where compliance with SUB-RX(1) is not achieved: N/A'	Reject	No
.					

S107.001	Thomas Collier	SUB-R1	Reject SUB-R1 and revert to the current subdivision rules in the Operative District Plan.	Reject	No
FS4.1	James Bridge			Reject	
S57.071	Fire and Emergency New Zealand	SUB-R1	Retain SUB-R1 as notified.	Accept in part	Yes
S105.014	James Bridge	SUB-R1	Amend SUB-R1(1)(b) as follows: '1. Activity Status: CON Where the following conditions are met: a. ... b. The land being subdivided does not contain any part (or all) The subdivision will not result in any new vehicle access to or future building platforms within any of the sites or areas identified in the following: i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF in NFL-SCHED6. v. CE-SCHED7. ...'	Reject	No
FS7.028	Heritage New Zealand Pouhere Taonga			Accept in part	
S98.021	Hatuma Lime Co Ltd	SUB-R1	Amend SUB-R1(1) as follows: '1. Activity Status: CON Where the following conditions are met: a. Matters over which control is reserved: e. o. SUB-AM19.' And add the new assessment matter (SUB-AM19) proposed in the submission.	Reject	No
FS17.55	Horticulture New Zealand			Reject	
S129.090	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R1	Amend SUB-R1 as follows: 'Subdivision not otherwise provided for All Zones 1. Activity Status: CON Where the following conditions are met: a. Compliance with SUB-S1 or SUB-SX e. The land being subdivided is not located within an identified natural hazard area in the planning maps. Matters over which control is reserved: ... 2. Activity status where compliance with condition SUB-R1(1)(c) is not achieved: RDIS Matters over which discretion is restricted: ...'	Accept in part	Yes

			<p>And in relation to non-compliances to SUB-R1(1)(b), SUB-R1(1)(c), SUB-R1(1)(d), and/or SUB-R1(1)(e), those matters below relevant to the non-compliance(s):</p> <p>k. SUB-AM16 l. SUB-AMX m. SUB-AMY n. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available. 3. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(b) is not achieved: DIS 4. Activity status where compliance with condition SUB-R1(1)(d) is not achieved: NC'</p>		
FS18.15	Transpower New Zealand Limited		The submission point be disallowed in part in so far as it relates to SUB-R1(1)(d)	Accept	
FS17.56	Horticulture New Zealand		Accept in part the submission	Reject	
S129.091	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R2	<p>Amend SUB-R2 as follows: 'Subdivision around existing buildings and development, and to create freehold title from existing cross-lease title General Residential Zone 1. Activity Status: CON Where the following conditions are met: N/Aany non-compliances with district-wide or zone rules were lawfully established prior to the subdivision, and the subdivision itself does not result in new or increased non-compliances with district-wide or zone rules. Matters over which control is reserved: ... Note: The standards in SUB-S1 to SUB-S9 do not apply. 2. Activity status where compliance not achieved: N/AARDIS Matters over which discretion is restricted: a. In relation to any new non-compliances with zone standards, those assessment matters relevant to the non-compliance: i. GRZ-AM1 ii. GRZ-AM2 iii. GRZ-AM3 iv. GRZ-AM4 v. GRZ-AM5 All other zones 3. SUB-R1 applies'</p>	Reject	No
.					
S57.072	Fire and Emergency New Zealand	SUB-R3	Retain SUB-R3 as notified.	Accept	No
.					
S90.036	Centralines Limited	SUB-R3	Retain SUB-R3 as notified.	Accept	No
.					
S129.092	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R3	<p>Amend SUB-R3 as follows: 'Subdivision for special purposes All Zones 1. Activity Status: CON Where the following conditions are met:</p>	Reject	No

			<p>...</p> <p>d. The land being subdivided is not located within an identified natural hazard area in the planning maps. Matters over which control is reserved:</p> <p>...</p> <p>f. A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to section 221 of the RMA, requiring enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying lot for the respective zone.</p> <p>2. Where compliance with condition SUB-R3(1)(a) is not achieved: SUB-R1 applies</p> <p>3. Activity status where compliance with conditions SUB-R3(1)(b); SUB-R3(1)(c) and/or SUB-R3(1)(d) are not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>...</p> <p>And in relation to non-compliances to SUB-R3(1)(c) and/or SUB-R3(1)(d), those matters below relevant to the non-compliance(s):</p> <p>I. SUB-AMY</p> <p>m. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</p> <p>4. Activity status where compliance with condition SUB-R3(1)(c) is not achieved: NC'</p>		
FS18.16	Transpower New Zealand Limited		The submission point be disallowed in part in so far as it relates to SUB-R1(1)(d)	Accept	
S50.002	The Surveying Company (HB) Ltd	BOUNDARY ADJUSTMENT (Definition)	Amend the definition of 'Boundary Adjustment' as follows: 'means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments. Records of Title. '	Reject	No
.					
S57.073	Fire and Emergency New Zealand	SUB-R4	Retain SUB-R4 as notified.	Accept in part	Yes
.					
S105.015	James Bridge	SUB-R4	Amend SUB-R4(1)(b) as follows: '1. Activity Status: CON Where the following conditions are met: a. ... b. The land being subdivided does not contain any part (or all) The subdivision will not result in any new vehicle access to or future building platforms within any of the sites or areas identified in the following: i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF in NFL-SCHED6. v. CE-SCHED7. ...'	Reject	No
.					
S55.060	Heritage New Zealand Pouhere Taonga	SUB-R4	Retain SUB-R4 as notified.	Accept in part	Yes
.					

S129.093	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R4	<p>Amend SUB-R4 as follows: 'Boundary adjustments All Zones 1. Activity Status: CON Where the following conditions are met: a. Limited to: i. ... ii. No existing complying site is rendered non-complying, and the boundary adjustment does not result in increases in any existing non compliances. iii. Matters over which control is reserved: ... h. Protection, maintenance or enhancement of natural features and landforms, significant natural area (ECO-SCHED5), historic heritage item (HH-SCHED2), or any identified wāhi tapu, wāhi taonga or site of significance (SASM-SCHED3). ... 2. Where compliance with condition SUB-R4(1)(a) is not achieved: SUB-R1 applies 3. Activity status where compliance with conditions SUB-R4(1)(b), SUB-R4(1)(c) and/or SUB-R4(1)(d) is not achieved: RDIS Matters over which discretion is restricted: ... And in relation to non-compliances to SUB-R4(1)(b) and/or SUB-R4(1)(d), those matters below relevant to the non-compliance(s): k. SUB-AM16. l. SUB-AMX. m. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available. 4. Activity status where compliance with condition SUB-R4(1)(b) is not achieved: NC'</p>	Accept in part	Yes
FS18.17	Transpower New Zealand Limited		The submission point be disallowed in part in so far as it relates to SUB-R1(1)(d)	Accept	
FS7.029	Heritage New Zealand Pouhere Taonga			Accept in part	
S57.074	Fire and Emergency New Zealand	SUB-R5	Retain SUB-R5 as notified.	Accept in part	Yes
S98.023	Hatuma Lime Co Ltd	SUB-R5	<p>Amend SUB-R5(1) as follows: '1. Activity Status: CON Where the following conditions are met: a. Matters over which control is reserved: f. r. SUB-AM19.' Add add the new assessment matter (SUB-AM19) proposed in the submission.</p>	Reject	No

FS17.57	Horticulture New Zealand			Reject	
S105.016	James Bridge	SUB-R5	<p>Amend SUB-R5(1)(c) as follows:</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: The subdivision will not result in any new vehicle access to or future building platforms within any of the sites or areas identified in the following:</p> <p>i. HH-SCHED2.</p> <p>ii. SASM-SCHED3.</p> <p>iii. ECO-SCHED5.</p> <p>iv. ONL or ONF in NFL-SCHED6.</p> <p>v. CE-SCHED7.</p> <p>...</p>	Reject	No
S129.094	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R5	<p>Amend SUB-R5 as follows:</p> <p>Subdivision to create a Lifestyle Site(s) (not in association with the creation of a Conservation Lot)</p> <p>General Rural Zone (outside of the Coastal Environment Area)</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Limited to:</p> <p>...</p> <p>ii. A site is only eligible to be subdivided to create a lifestyle site once every 3 years, and at least 3 years has elapsed from the date the subject title was created.</p> <p>...</p> <p>f. The land being subdivided is not located within an identified natural hazard area in the planning maps.</p> <p>Matters over which control is reserved:</p> <p>...</p> <p>2. Activity status where compliance with conditions SUB-R5(1)(c), SUB-R5(1)(d), SUB-R5(1)(e) and/or SUB-R5(1)(f) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>...</p> <p>And in relation to non-compliances to SUB-R5(1)(c), SUB-R5(1)(e) and/or SUB-R5(1)(f), those matters below relevant to the non-compliance(s):</p> <p>n. SUB-AM16.</p> <p>o. SUB-AMX.</p> <p>p. SUB-AMY.</p> <p>q. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</p> <p>3. Activity status where compliance with conditions SUB-R5(1)(a); and/or SUB-R5(1)(b) and/or SUB-R5(1)(e) is not achieved: DIS</p> <p>4. Activity status where compliance with condition SUB-R5(1)(e) is not achieved: NC</p> <p>Rural Production Zone</p> <p>5. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Limited to:</p> <p>i. ...</p>	Accept in part	Yes

			<p>ii. No additional sites are created (amalgamation of the balance lot is required).</p> <p>iii. The newly amalgamated sites are adjoining and combine to a net site area greater than 12 hectares.</p> <p>iv. ...</p> <p>...</p> <p>f. The land being subdivided is not located within an identified natural hazard area in the planning maps. Matters over which control is reserved:</p> <p>...</p> <p>6. Activity status where compliance with conditions SUB-R5(5)(c), SUB-R5(5)(d), SUB-R5(5)(e), and/or SUB-R5(5)(f) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>...</p> <p>And in relation to non-compliances to SUB-R5(5)(c), SUB-R5(5)(e) and/or SUB-R5(5)(f), those matters below relevant to the non-compliance(s):</p> <p>n. SUB-AM16. o. SUB-AMX. p. SUB-AMY.</p> <p>q. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</p> <p>7. Activity status where compliance with conditions SUB-R5(5)(a) and/or SUB-R5(5)(eb) is not achieved: DIS</p> <p>8. Activity status where compliance with conditions SUB-R5(5)(b) and/or SUB-R5(5)(e) is not achieved: NC General Rural Zone (Coastal Environment Area)</p> <p>9. Activity Status: DIS</p> <p>Where the following conditions are met:</p> <p>r. Compliance with:</p> <p>i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</p> <p>10. Activity status where compliance with condition SUB-R5(9)(a) is not achieved: NC'</p>		
FS18.18	Transpower New Zealand Limited		The submission point be disallowed in part in so far as it relates to SUB-R1(1)(d)	Accept	
FS7.030	Heritage New Zealand Pouhere Taonga			Accept in part	
S55.062	Heritage New Zealand Pouhere Taonga	SUB-R6	Retain SUB-R6 as notified.	Accept	No
.					
S129.095	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R6	<p>Amend SUB-R6 as follows:</p> <p>'Subdivision to create Conservation Lots in association with the protection of:</p> <ul style="list-style-type: none"> - an area of significant indigenous vegetation and/or significant habitats of indigenous fauna (including sites listed in ECO-SCHED5). - historic heritage items listed in HH-SCHED2. - wāhi tapu, wāhi taonga or site or area of significance listed in SASM-SCHED3. <p>All Zones</p> <p>1. Activity Status: CON</p> <p>...</p> <p>2. Activity status where compliance with condition SUB-R6(1)(a) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>...</p>	Reject	No

			I. And in relation to non-compliances to SUB-R6(1)(b), whether alternative means of physical access to any national grid support structures and/or gas transmission network is available. 3. Activity status where compliance with condition SUB-R6(1)(b) is not achieved: NC'		
FS18.19	Transpower New Zealand Limited		The submission point be disallowed in part in so far as it relates to SUB-R1(1)(d)	Accept	
S57.075	Fire and Emergency New Zealand	SUB-R7	Retain SUB-R7 as notified.	Accept in part	Yes
.					
S55.063	Heritage New Zealand Pouhere Taonga	SUB-R7	Amend SUB-R7(1)(a)(iv) as follows: 'iv. the whole of the feature within the conservation lot, including the setting of any historic heritage feature , will be physically and legally protected in perpetuity.' And amend SUB-R7(1)(b)(ii) as follows: 'ii. the whole of the feature within the conservation lot, including the setting of any historic heritage feature , will be physically and legally protected in perpetuity.'	Accept	Yes
FS23.72	Kāinga Ora - Homes and Communities			Reject	
S129.096	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-R7	Amend SUB-R7 as follows: 'Subdivision to create a Lifestyle Site(s) in association with the creation of a Conservation Lot General Rural Zone / Rural Production Zone 1. Activity Status: CON Where the following conditions are met: ... f. The land being subdivided is not located within an identified natural hazard area in the planning maps. Matters over which control is reserved: ... 2. Activity status where compliance with conditions SUB-R7(1)(a) and/or SUB-R7(1)(b) is not achieved: SUB-R5 applies 3. Activity status where compliance with conditions SUB-R7(1)(d), SUB-R7(1)(e) and/or SUB-R7(1)(f) areis not achieved: RDIS Matters over which discretion is restricted: ... And in relation to non-compliances to SUB-R7(1)(d) and/or SUB-R7(1)(e), those matters below relevant to the non-compliance(s): n. SUB-AM16. o. SUB-AMY. p. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available. 4. Activity status where compliance with condition SUB-R7(1)(c) is not achieved: DIS 5. Activity status where compliance with condition SUB-R7(1)(e) is not achieved: NC'	Accept in part	Yes
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S50.010	The Surveying Company (HB) Ltd	SUB-R7	Add provision in SUB-R7(1) for the creation of third and successive lifestyle lots, in conjunction with 6ha of conserved area for each additional site. Do not exclude existing QE II covenants from this rule.	Reject	No
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S119.064	Vodafone New Zealand Limited	SUB-SXX (new standard)	Add a new Standard in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: 'SUB-S10 Telecommunications All Zones All new lots must be able to connect to a telecommunications network.' This standard must be referenced in Rules SUB-R1, SUB-R3, SUB-R5 and SUB-R7.	Accept in part	Yes
FS25.47	Federated Farmers of New Zealand			Accept	
FS4.9	James Bridge			Accept	
S117.064	Chorus New Zealand Limited	SUB-SXX (new standard)	Add a new Standard in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: 'SUB-S10 Telecommunications All Zones All new lots must be able to connect to a telecommunications network.' This standard must be referenced in Rules SUB-R1, SUB-R3, SUB-R5 and SUB-R7.	Accept in part	Yes
FS25.45	Federated Farmers of New Zealand			Accept	
FS9.492	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
FS4.5	James Bridge			Accept	
S118.064	Spark New Zealand Trading Limited	SUB-SXX (new standard)	Add a new Standard in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: 'SUB-S10 Telecommunications All Zones All new lots must be able to connect to a telecommunications network.' This standard must be referenced in Rules SUB-R1, SUB-R3, SUB-R5 and SUB-R7.	Accept in part	Yes
FS25.46	Federated Farmers of New Zealand			Accept	
FS4.7	James Bridge			Accept	
S129.099	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-SXX (new standard)	Add a new standard in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: 'Minimum Lot Size (Rural Zones) Settlement Zone 1. Where public sewerage reticulation is available - 600m2. 2. Where public sewerage reticulation is not available - 1000m2. Rural Lifestyle Zone 3. 4000m2. General Rural Zone 4. 20 hectares Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below Rural Production Zone 5. 12 hectares Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below. Conservation Lot (All Zones)	Reject	No

			<p>6. No minimum lot size applies. Special Purpose Lot (All Zones) 7. No minimum lot size applies. Increasing the area of existing noncomplying sites. 8. No minimum lot size applies, provided no existing complying site is rendered noncomplying by the subdivision.'</p>		
FS17.58	Horticulture New Zealand		Accept submission to include minimum lots in the Rural Zones	Accept	
S50.011	The Surveying Company (HB) Ltd	SUB-S1	<p>Amend SUB-S1(4) as follows: 'Settlement Zone 4. Where public sewerage reticulation is available – 600450m2. 5. ...'</p>	Reject	No
S105.021	James Bridge	SUB-S1	<p>Amend SUB-S1(9) as follows: 'General Rural Zone 9. 20 hectares4000m2. ...' And make consequential amendments to remove specific reference to lifestyle sites within the General Rural Zone in the Proposed Plan.</p>	Reject	No
FS17.59	Horticulture New Zealand			Accept	
S129.098	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S1	<p>Amend SUB-S1 as follows: 'Minimum Vacant Lot Size Net-Site Area (excluding Lifestyle Sites and Conservation Lots)(Urban Zones) General Residential Zone 1. Where public sewerage reticulation is available - 350300m2. 2. .. Commercial Zone General Industrial Zone 3. No minimum net site arealot size applies. Settlement Zone 4. Where public sewerage reticulation is available – 600m2. 5. Where public sewerage reticulation is not available – 1000m2. Large Lot Residential Zone (Coastal) 6. ... 7. ... Rural Lifestyle Zone 8. 4000m2.General Rural Zone 9. 20 hectares Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below Rural Production Zone 10. 12 hectares Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below. Conservation Lot (All Zones) 11. No minimum net site arealot size applies</p>	Reject	No

			Special Purpose Lot (All Zones) 12. No minimum net site area lot size applies. Increasing the area of existing non complying sites 13. No minimum net site area lot size applies, provided no existing complying site is rendered non-complying by the subdivision.'		
S50.012	The Surveying Company (HB) Ltd	SUB-S1	Amend SUB-S1(6) as follows: 'Large Lot Residential Zone (Coastal) 6. Where public sewerage reticulation is available - 800 600m2. 7. Where public sewerage reticulation is not available: a. Mangakuri - 1500m2. b. Other coastal settlements - 1000m2.'	Reject	No
S129.100	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S2	Amend SUB-S2 as follows: 'Minimum Lot Size for Lifestyles Sites (not in association with the creation of a Conservation Lot) General Rural Zone 1. Minimum net site area lot size for Lifestyle Lot – 4000m2. 2. Maximum net site area lot size for Lifestyle Lot – 2.5 hectares. Rural Production Zone 3. Minimum net site area lot size for Lifestyle Lot – 2500m2. 4. Maximum net site area lot size for Lifestyle Lot – 4000m2. All Other Zones 5. N/A'	Reject	No
S129.101	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S3	Amend SUB-S3 as follows: 'Minimum Lot Size for Lifestyle Sites in association with the creation of a Conservation Lot General Rural Zone / Rural Production Zone 1. Minimum net site area for Lifestyle Lot (exclusive of the area being protected) - 2500m2. 2. Maximum net site area for Lifestyle Lot (exclusive of the area being protected) - 4000m2. 3. Minimum balance area: a. None, if the balance area is the Conservation Lot. b. If there is balance area exclusive of the Conservation Lot and Lifestyle Lot, the relevant minimum net site area in SUB-S4X applies.'	Reject	No
S50.001	The Surveying Company (HB) Ltd	SUB-S4	Provide clarification of building platform requirement in SUB-S4. Provide a definition of building platform.	Reject	No
S129.103	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S5	Retain SUB-S5 as notified.	Accept	No

S129.104	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S6	Retain SUB-S6 as notified.	Accept	No
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S129.105	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S7	Retain SUB-S7 as notified.	Accept	No
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S57.077	Fire and Emergency New Zealand	SUB-S8	Retain SUB-S8 as notified.	Accept	No
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S78.028	Waka Kotahi NZ Transport Agency	SUB-S8	Retain SUB-S8 as written.	Accept	No
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S129.106	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S8	Retain SUB-S8 as notified.	Accept	No
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S129.107	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-S9	Amend SUB-S9 as follows: 'Road Widening All Zones 1. ... 2. Where the Council does not, for whatever reason, intend to immediately acquire the parcel, the parcel must be held in conjunction with adjoining land. This will be achieved with a Consent Notice registered which ensures that the parcel of land intended for road widening purposes remains held with the adjoining land until such time as the Council requires that parcel of land.'	Reject	No
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S98.022	Hatuma Lime Co Ltd	SUB-AMXX (new assessment matter)	Add a new assessment matter (SUB-AM19) in the 'Subdivision' chapter as follows (as a consequential amendment to amendments sought for SUB-R1 and SUB-R5): 'Subdivisions with building platforms and/or vehicle access within proximity of the Hatuma Lime Maharakeke Road quarry 1. Any actual and potential reverse sensitivity effects on the effective, and efficient operation of the Hatuma Lime quarry. 2. Conditions offered up by the applicant to ensure future owners of the new lots are aware of the extent of the Hatuma Lime Quarry.'	Reject (Refer to Analysis and Recommendation under Key Issue 7: Rules)	No
FS17.61	Horticulture New Zealand		Accept submission but apply to all rural zones.	Reject	
S129.123	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AMXX (new assessment matter)	Add a new assessment matter in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: 'SUB-AMX Subdivision of land partly or wholly containing an identified heritage item, archaeological site, or site or area of significance to Maori 1. Whether subdivision will enable the establishment of land use activities likely to result in adverse effects on the heritage item, archaeological site, or site of significance to Maori that would not otherwise be enabled without subdivision.	Accept in part (Refer to Analysis and Recommendation under Key Issue 7: Rules)	Yes

			<p>2. Any relevant findings and/or recommendations of investigations carried out by a qualified archaeologist that are supplied with the application.</p> <p>3. Any relevant consultation and/or engagement with tangata whenua.</p> <p>4. Whether the subdivision will involve land disturbance that may have adverse effects on the heritage item, archaeological site, or site of significance to Maori.</p> <p>5. The degree to which adverse effects on the heritage item, archaeological site, and/or site of significance to Maori can be mitigated through subdivision or subsequent land use consents.'</p>		
FS7.031	Heritage New Zealand Pouhere Taonga			Accept in part	
FS5.090	Ngā hapū me ngā marae o Tamatea			Accept in part	
S129.124	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AMXX (new assessment matter)	<p>Add a new assessment matter in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: 'SUB-AMY Subdivision of land partly or wholly within an identified natural hazard area</p> <p>1. Whether subdivision will enable the establishment of land use activities likely to result in increased risk associated with natural hazards to people, property, infrastructure, and the environment, that would not otherwise be enabled without subdivision.</p> <p>2. Whether resulting allotments will be located partly or wholly within the natural hazard area.</p> <p>3. Whether building platforms can be established in an area of the resulting allotment not subject to natural hazards.</p> <p>4. Whether mitigations can be implemented through subdivision or subsequent land use consents to minimise risks associated with natural hazards.</p> <p>5. Relevant objectives and policies within the NH - Natural Hazards chapter.'</p>	Reject (Refer to Analysis and Recommendation under Key Issue 7: Rules)	No
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S129.108	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM1	Delete SUB-AM1(4).	Reject	No
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S129.109	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM2	Retain SUB-AM2 as notified.	Accept	No
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S129.110	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM3	Delete SUB-AM3(2).	Accept	Yes
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S129.111	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM4	Retain SUB-AM4 as notified.	Accept	No
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S105.019	James Bridge	SUB-AM5	Amend SUB-AM5(7) to refer to NZS4404:2010.	Reject	Yes (insofar as SUB-AM5(7) is recommended to be deleted)

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S105.020	James Bridge	SUB-AM6	Amend SUB-AM6(6) to refer to NZS4404:2010.	Reject	Yes (insofar as SUB-AM6(6) is recommended to be deleted)
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S78.029	Waka Kotahi NZ Transport Agency	SUB-AM6	Retain SUB-AM6 as written.	Accept in part	Yes (Insofar as SUB-AM6 is retained, but amended in response to other submission points)
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S78.030	Waka Kotahi NZ Transport Agency	SUB-AM7	Retain SUB-AM7 as written.	Accept	Yes Note: minor amendments under clause 16(2) of the First Schedule of the RMA
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S129.114	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM7	Delete SUB-AM7. And consequential amendments are sought to reflect Kāinga Ora's position.	Reject	No
FS16.32	Waka Kotahi NZ Transport Agency		Retain SUB-AM7 as notified.	Accept	Yes Note: minor amendments under clause 16(2) of the First Schedule of the RMA
S117.065	Chorus New Zealand Limited	SUB-AM8	Amend SUB-AM8 as follows: 'General 1. 5. The provision of telecommunications to each site.'	Accept	Yes
FS9.493	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
FS4.6	James Bridge			Reject	
S119.065	Vodafone New Zealand Limited	SUB-AM8	Amend SUB-AM8 as follows: 'General 1.'	Accept	Yes

			5. The provision of telecommunications to each site.'		
FS4.10	James Bridge			Reject	
S118.065	Spark New Zealand Trading Limited	SUB-AM8	Amend SUB-AM8 as follows: 'General 1. 5. The provision of telecommunications to each site.'	Accept	Yes
FS4.8	James Bridge			Reject	
S78.031	Waka Kotahi NZ Transport Agency	SUB-AM8	Retain SUB-AM8 as written.	Accept in part	Yes
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S90.037	Centralines Limited	SUB-AM8	Retain SUB-AM8 as notified.	Accept in part	Yes
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S129.115	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM8	Amend SUB-AM8 as follows: 'General 1. Any potential cumulative effects that may occur as a result of the subdivision arise from multiple non-compliances to standards. 2. Potential constraints to the development of the site, such as the National Grid Subdivision Corridor or stormwater drains, and the ability for any resulting adverse effects to be avoided, remedied, or mitigated. 3. The potential effects from a proposed subdivision or development of land on the safe and efficient operation of network utilities. ...'	Reject	Yes
FS16.33	Waka Kotahi NZ Transport Agency		Retain SUB-AM8 as notified.	Accept in part	
S129.116	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM9	Retain SUB-AM9 as notified.	Accept	No
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S129.117	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM10	Amend SUB-AM10 as follows: 'Easements 1. Whether there is a need for easements: a. where a service or access is required by the Council; b. ... c. to meet network operator requirements; ... h. for servicing with sufficient width to permit maintenance, repair, or replacement.'	Reject	No
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S129.118	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM11	Amend SUB-AM11 as follows: 'Sites in the Rural Lifestyle Zone, and Lifestyle Sites in the General Rural Zone and Rural Production Zone, which adjoin any site used for existing horticultural or intensive primary production activities	Accept in part	Yes

			<p>1. The design of the subdivision to ensure that, as a consequence of the development it will accommodate, reverse sensitivity effects will not be created or exacerbated. In particular, in assessing the development, the following factors will be considered:</p> <p>a. ...</p> <p>b. The location of the house sites which will avoid minimise any potential for reverse sensitivity effects.</p> <p>c. ...</p> <p>d. The registration of restrictive covenants and/or consent notices (where they are offered) against the certificate of title(s) for any site where reverse sensitivity effects are likely to result from activities operated in compliance with the provisions of the District Plan, which cannot otherwise be adequately avoided or mitigated by other conditions of consent, and which are necessary to achieve the relevant objectives, policies and anticipated environmental outcomes for the zone, particularly those relating to reverse sensitivity effects.'</p>		
FS8.040	Silver Fern Farms Limited			Accept in part	
FS17.62	Horticulture New Zealand			Accept in part	
S78.032	Waka Kotahi NZ Transport Agency	SUB-AM13	Retain SUB-AM13 as written.	Accept	No
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S57.080	Fire and Emergency New Zealand	SUB-AM14	Retain SUB-AM14(2) as notified.	Accept	No
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S129.119	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM14	Delete SUB-AM14(2).	Reject	No
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S129.120	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM16	<p>Amend SUB-AM16 as follows:</p> <p>'Subdivision of land, including Lifestyle Sites within Outstanding Natural Landscapes and Features, Significant Amenity Features, and the Coastal Environment (including identified areas of High Natural Character)</p> <p>1. The design of the subdivision and the development it will accommodate, to ensure that it will not have adverse visual or landscape effects on the values of the feature, landscape or area (identified in ECO-SCHED5, NFL-SCHED6, and CE-SCHED7 of the District Plan) and will not detract from the natural character of the coastal environment. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping, and planting. In particular, the development subdivision will be assessed in terms of its ability to achieve the following:</p> <p>...'</p>	Accept in part	Yes
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S129.121	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM17	Delete SUB-AM17.	Reject	No
FS18.22	Transpower New Zealand Limited			Accept	
S129.122	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB-AM18	Delete SUB-AM18.	Reject	No

FS3.017	First Gas Limited			Accept	
S98.024	Hatuma Lime Co Ltd	SUB-MXX (new method)	Show the extent of Hatuma Lime's Maharaekeke Road quarry on the District Plan maps. And add a new 'Method' in the 'Subdivision' chapter, to achieve the outcome of an information layer held by Council on the GIS or District Plan maps to show the extent of the Maharaekeke Road quarry operated by Hatuma Lime.	Reject	No
S116.027	Silver Fern Farms Limited	SUB - Principal Reasons	Amend the last paragraph of 'SUB - Principal Reasons' as follows: '... Inappropriately designed or located subdivision has potential to create reverse sensitivity effects, particularly when it provides for the establishment of sensitive activities (e.g. residential and lifestyle development) close to existing primary production activities, rural industry activities , industrial activities, public works, network utility operations and renewable electricity generation sites. Such effects can significantly affect the ability of the existing activities to continue to operate, upgrade or expand (e.g. through complaints about noise and odour). Therefore, recognising and avoiding reverse sensitivity effects when planning for subdivision and land use development will provide for the continued efficient and effective operation of existing activities.'	Accept	Yes
S79.076	Transpower New Zealand Ltd	SUB - Principal Reasons	Retain final paragraph of 'SUB - Principal Reasons' as drafted.	Accept in part	Yes
S129.125	Kāinga Ora - Homes and Communities (Kāinga Ora)	SUB - Principal Reasons	Amend paragraphs 2 and 9 of 'SUB - Principal Reasons' as follows: '... The District Plan includes minimum lot size standards for vacant lot subdivision that provide landowners with sufficient flexibility and certainty to create sites which are of an appropriate size to achieve the scale, density and type of development provided for by the objectives, policies and methods for each zone and district-wide activity. ... The Council uses the Code of Practice for Urban Land Subdivision (NZS 4404: 2010 and any future amendments) to assess detailed engineering requirements, along with the Hastings District Council Engineering Code of Practice. These Codes of Practice are therefore referred to in the assessment matters for resource consents – although the Code of Practice itself is not part of the District Plan. '...'	Accept in part (Refer to Section 5.0: Key Issue 2 – Code of Practice and Standards in relation to the request to delete the last sentence of paragraph 9 that refers to codes of practice)	Yes
S78.033	Waka Kotahi NZ Transport Agency	SUB-AER6	Retain SUB-AER6 as written.	Accept	No
S15.001	Jason Woodyard	SUB - Subdivision	Transferable Titles - adopt the ability to Transfer titles within Central Hawkes Bay.	Reject	No